



CITY COUNCIL

1520 K Avenue, Plano, Texas 75074
Senator Florence Shapiro Council Chambers

DATE: March 25, 2019

TIME: 7:00 PM

CALL TO ORDER

INVOCATION:

PLEDGE OF ALLEGIANCE / TEXAS PLEDGE: Junior Girl Scout Troop 968 - Islamic Association of Collin County

OUR MISSION - THE CITY OF PLANO IS A REGIONAL AND NATIONAL LEADER, PROVIDING OUTSTANDING SERVICES AND FACILITIES THROUGH COOPERATIVE EFFORTS THAT ENGAGE OUR CITIZENS AND THAT CONTRIBUTE TO THE QUALITY OF LIFE IN OUR COMMUNITY.

The City Council may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.

OATHS OF OFFICE

Parks and Recreation Planning Board

Scott Goebel

CERTIFICATES OF APPRECIATION

Community Relations Commission

Ronald L. Johnson

Planning and Zoning Commission

Susan Plonka

COMMENTS OF PUBLIC INTEREST

This portion of the meeting is to allow up to five (5) minutes per speaker with thirty (30) total minutes on items of interest or concern and not on items that are on the current agenda. The Council may not discuss these items, but may respond with factual or policy information. The Council may choose to place the item on a future agenda.

CONSENT AGENDA

The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual discussion by a Council Member, the City Manager or any citizen. Citizens are limited to two (2) items and discussion time of three (3) minutes each.

Approval of Minutes

- (a) March 19, 2019
Approved

Approval of Expenditures

Award/Rejection of Bid/Proposal: (Purchase of products/services through formal procurement process by this agency)

- (b) RFP No. 2018-0209-C for a one (1) year contract with four (4) City optional renewals for a Technical Consultant for JDE and PeopleSoft for Technology Services to Remote Services, Inc. in the estimated annual amount of \$288,000; and authorizing the City Manager to execute all necessary documents. **Approved**
- (c) RFB No. 2019-0145-C for a one (1) year contract with four (4) City optional renewals for Median and Right-of-Way Mowing and Landscape Maintenance - Group C for Parks and Recreation Department to Carruthers Landscape Management, Inc. in the estimated annual amount of \$126,775; and authorizing the City Manager to execute all necessary documents. **Approved**

Approval of Contract Modification

- (d) To approve an increase to the current awarded contract amount of \$1,096,066 by \$628,427, for an estimated annual amount of \$1,724,493, for Microsoft software licenses from SHI Government Solutions, Inc. and extend three (3) one-year City optional renewals for Technology Services; and authorizing the City Manager to execute all necessary documents. (2016-0231-C; Modification No. 1) **Approved**

Approval of Request

- (e) To authorize the Assignment of Easement to the City of Allen for the purpose of maintaining water and sewer lines along Greenville Avenue in the City of Allen; and authorizing the City Manager to execute all necessary documents. **Approved**

Approval of Expenditure

- (f) To ratify an expenditure in the amount of \$65,372 for replacement of one (1) Vermeer BC1500 Brush Chipper from Vermeer Texas-Louisiana for Fleet Services to be utilized by Park Support Services; and authorizing the City Manager to execute all necessary documents. **Approved**
- (g) To approve an expenditure for engineering design related services in the amount of \$384,828 from Kimley-Horn and Associates, Inc. for the citywide 2019 Traffic Data Collection Program; and authorizing the City Manager to execute all necessary documents. **Approved**

Adoption of Ordinances

- (h) **Ordinance No. 2019-3-9:** To adopt and enact Supplement Number 127 to the Code of Ordinances for the City of Plano; providing for amendment to certain sections of the Code; and providing an effective date. **Adopted**

ITEMS FOR INDIVIDUAL CONSIDERATION:

Public Hearing Items:

Applicants are limited to fifteen (15) minutes presentation time with a five (5) minute rebuttal, if needed. Remaining speakers are limited to thirty (30) total minutes of testimony time, with three (3) minutes assigned per speaker. The presiding officer may extend these times as deemed necessary.

Non-Public Hearing Items:

The Presiding Officer may permit limited public comment for items on the agenda not posted for a Public Hearing. The Presiding Officer will establish time limits based upon the number of speaker requests, length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Speakers will be called in the order cards are received until the cumulative time is exhausted.

- (1) **Public Hearing and adoption of Ordinance No. 2019-3-10** as requested in Zoning Case 2018-030 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Planned Development-207-Retail on 134.5 acres of land located at the northwest corner of Shiloh Road and Renner Road, in the City of Plano, Collin County, Texas, in order to modify development standards; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Applicants: Wynwood Resources, Ltd.; Turnpike Commons of Plano, LLC; Third Molar Investments, LLC; Shinn Gateway Hospitality, Ltd.; Plano Gateway, LP; Plano Gateway Phase 2, LP; Plano Gateway Phase 3, LP; Plano Gateway Phase 4, LP; Garland Housing Finance Corporation; E. Renner Rd. Condominium, LLC; Mountainprize, Inc.; Patrick E. Hillary Jr.; and The Irwin Herbert Sherry & Dalia Dafney Sherry Trust **Conducted and adopted**
- (2) Public Hearing and consideration of an Ordinance as requested in Zoning Case 2018-025 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to rezone 110.5 acres of land located at the southeast corner of Legacy Drive and Headquarters Drive in the City of Plano, Collin County, Texas, from Central Business-1 to Planned Development-43-Central Business-1 in order to add uses to specific areas and modify development standards for the entire tract; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Applicant: Silos Harvesting Partners, LP (Tabled at 3/19/19 City Council meeting) **Request withdrawn**

Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal/L Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. The Senator Florence Shapiro Council Chambers is accessible by elevator to the lower level. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 972-941-7120.



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 3/25/2019

Department: City Secretary

Department Head:

Agenda Coordinator:

CAPTION

Parks and Recreation Planning Board

Scott Goebel

FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 3/25/2019

Department: City Secretary

Department Head:

Agenda Coordinator:

CAPTION

Community Relations Commission

Ronald L. Johnson

Planning and Zoning Commission

Susan Plonka

FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 3/25/2019

Department: City Secretary

Department Head: Lisa Henderson

Agenda Coordinator:

CAPTION

March 19, 2019

Approved

FINANCIAL SUMMARY

Not Applicable

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Financially Strong City with Service Excellence

Plano Tomorrow Plan Pillar:

Regionalism

ATTACHMENTS:

Description	Upload Date	Type
Preliminary Open Meeting Minutes	3/21/2019	Minutes
Regular Session Minutes	3/21/2019	Minutes

**PLANO CITY COUNCIL
PRELIMINARY OPEN MEETING
March 19, 2019**

COUNCIL MEMBERS PRESENT

Harry LaRosiliere, Mayor
Ron Kelley, Mayor Pro Tem
Angela Miner, Deputy Mayor Pro Tem
Anthony Ricciardelli
Rick Grady
Kayci Prince
Tom Harrison – arrived at 4:01 p.m.
Rick Smith

STAFF PRESENT

Bruce Glasscock, City Manager
Mark Israelson, Senior Deputy City Manager
Jim Parrish, Deputy City Manager
Jack Carr, Deputy City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor LaRosiliere called the meeting to order at 4:00 p.m., Tuesday, March 19, 2019, in the Senator Florence Shapiro Council Chambers of the Municipal Center, 1520 K Avenue. A quorum was present. Mayor LaRosiliere then stated that the Council would retire into Executive Session, in Training Room A, in compliance with Chapter 551, Government Code, Vernon's Texas Codes Annotated in order to consult with an attorney and receive Legal Advice, Section 551.071; to receive information regarding Economic Development, Section 551.087; and to discuss Real Estate, Section 551.072; for which a certified agenda will be kept in the office of the City Secretary for a period of two years as required.

Mayor LaRosiliere reconvened the meeting back into the Preliminary Open Meeting at 6:45 p.m. in the Senator Florence Shapiro Council Chambers.

- **Consideration and action resulting from Executive Session discussion**
- **Personnel – Appointment of Parks and Recreation Planning Board Interim Member**
Upon a motion made by Council Member Smith and seconded by Council Member Harrison, the Council voted 8-0, to appoint Scott David Goebel to the Parks and Recreation Planning Board as an Interim Member.
- **Consent and Regular Agendas**
- **Council items for discussion/action on future agendas**

With no further discussion, the Preliminary Open Meeting was adjourned at 6:47 p.m.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, City Secretary

**PLANO CITY COUNCIL
REGULAR SESSION
March 19, 2019**

COUNCIL MEMBERS PRESENT

Harry LaRosiliere, Mayor
Ron Kelley, Mayor Pro Tem
Angela Miner, Deputy Mayor Pro Tem
Anthony Ricciardelli
Rick Grady
Kayci Prince
Tom Harrison
Rick Smith

STAFF PRESENT

Bruce Glasscock, City Manager
Mark Israelson, Senior Deputy City Manager
Jim Parrish, Deputy City Manager
Jack Carr, Deputy City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor LaRosiliere convened the Council into the Regular Session on Tuesday, March 19, 2019 at 7:00 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Invocation and Pledge

Pastor Julian McMillian with Grace Outreach Center led the invocation and Boy Scout Troop 1000 led the Pledge of Allegiance and Texas Pledge.

Certificates of Appreciation

Plano Housing Authority - Lily Bao

Comments of Public Interest

No one appeared to speak.

Consent Agenda

MOTION: Upon a motion made by Council Member Prince and seconded Council Member Grady, the Council voted 8-0, to approve all items on the Consent Agenda, as follows:

Approval of Minutes

February 25, 2019

(Consent Agenda Item “A”)

Approval of Expenditures

Award/Rejection of Bid/Proposal: (Purchase of products/services through formal procurement process by this agency)

RFB No. 2019-0100-B for the Fire Station 10 Generator Replacement to Acumen Enterprises, Inc. in the amount of \$125,900; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “B”)

RFB No. 2019-0172-B for the Plano Municipal Center Roof Overlay to Hanalex Roofing & Construction, LLC; in the amount of \$309,224; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “C”)

Purchase from an Existing Contract

To approve the purchase of twenty-nine (29) Dell Latitude 7212 Rugged Tablets including Keyboard Covers with Kickstands for the Technology Services Department, to be utilized by Fleet Services, in the amount of \$61,205 from Dell Marketing, L.P. through an existing contract; and authorizing the City Manager to execute all necessary documents. (DIR-TSO-3763) (Consent Agenda Item “D”)

To approve the purchase of four (4) Chevrolet Malibu Sedans in the amount of \$71,676 from Reliable Chevrolet and three (3) Toyota Camry Sedans in the amount of \$73,397 from Silsbee Toyota for Fleet Services, to be utilized by the Police Department, for a total cost of \$145,073 through existing contracts; and authorizing the City Manager to execute all necessary documents. (Tarrant County Contract No. 2018-193 and BuyBoard Contract No. 521-16) (Consent Agenda Item “E”)

Approval of Change Order

To approve an increase to the current awarded contract amount of \$2,329,031 by \$427,150, for a total contract amount of \$2,756,181, for the Arterial Pavement Repair Legacy Drive - Custer Road to K Avenue, Project 6873, from FNH Construction, LLC for Public Works; and authorizing the City Manager to execute all necessary documents. (Contract No. 2018-0622-B; Change Order No. 3) (Consent Agenda Item “F”)

Approval of Contract / Agreement

To approve an Interlocal Agreement by and between the City of Plano and the North Texas Municipal Water District (NTMWD) for property transactions; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “G”)

Adoption of Resolutions

Resolution No. 2019-3-1(R): (h) To approve the repeal of the original bylaws of Tax Increment Financing Reinvestment Zone Number Two and approve the adoption of bylaws of the Board of Directors for Tax Increment Financing Reinvestment Zone Number Two and Number Three; and providing an effective date. (Consent Agenda Item “H”)

Resolution No. 2019-3-2(R): To repeal and replace Resolution No. 2016-1-17(R) to require Standing Advisory Boards, Commissions and Committees of the City of Plano, but not Ad Hoc Advisory Boards, Commissions and Committees, to comply with the requirements of the Texas Open Meetings Act, Chapter 551 of the Texas Government Code; and providing an effective date. (Consent Agenda Item “I”)

Resolution No. 2019-3-3(R): In support of the Cotton Belt Regional Veloweb Trail and the 2019 Transportation Alternatives Set-Aside program with the North Central Texas Council of Governments and the Texas Department of Transportation, committing to a 50% match of the total project cost, and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “J”)

Resolution No. 2019-3-4(R): To authorize continued participation with the Atmos Cities Steering Committee; and authorizing the payment of five cents (\$0.05) per capita to the Atmos Cities Steering Committee to fund regulatory and related activities related to Atmos Energy Corporation, Mid-Tex Division; and providing an effective date. (Consent Agenda Item “K”)

Adoption of Ordinances

Ordinance No. 2019-3-5: To authorize the issuance of "City of Plano, Texas, General Obligation Refunding and Improvement Bonds, Series 2019"; levying a continuing direct annual ad valorem tax for the payment of said Bonds; resolving other matters incident and related to the issuance, sale, payment and delivery of said Bonds; establishing procedures for the sale and delivery of said Bonds; and delegating matters relating to the sale and issuance of said Bonds to an authorized City official; and providing a severability clause and an effective date. (Consent Agenda Item “L”)

Ordinance No. 2019-3-6: To authorize the issuance of "City of Plano, Texas, Municipal Drainage Utility System Revenue Refunding and Improvement Bonds, Series 2019"; resolving other matters incident and related to the issuance, sale, payment and delivery of said Bonds; establishing procedures for the sale and delivery of said Bonds, and delegating matters relating to the sale and issuance of said Bonds to an authorized City official. (Consent Agenda Item “M”)

Ordinance No. 2019-3-7: To amend Section 12-101, Prohibited on certain streets at all times, and Section 12-102, Prohibited on certain streets on school days during certain hours, of Article V, Stopping, Standing and Parking, Chapter 12, Motor Vehicles and Traffic, of the Code of Ordinances of the City of Plano, Texas to revise the effective times of a certain portion of the existing parking restriction on Dorchester Drive, within the city limits of the City of Plano; and providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date. (Consent Agenda Item “N”)

Ordinance No. 2019-3-8: To amend Section 12-102, Prohibited on certain streets on school days during certain hours, of Article V, Stopping, Standing, and Parking, Chapter 12, Motor Vehicles and Traffic, of the Code of Ordinances of the City of Plano, Texas to extend the existing parking restriction on certain sections of Springhurst Drive, within the city limits of the City of Plano; and providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date. (Consent Agenda Item “O”)

END OF CONSENT AGENDA

Public Hearing and consideration of an Ordinance as requested in Zoning Case 2018-025 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to rezone 110.5 acres of land located at the southeast corner of Legacy Drive and Headquarters Drive in the City of Plano, Collin County, Texas, from Central Business-1 to Planned Development-43-Central Business-1 in order to add uses to specific areas and modify development standards for the entire tract; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Applicant: Silos Harvesting Partners, LP (Regular Item “1”)

Director of Planning Day advised the applicant requested to table the item to the March 25, 2019 meeting.

MOTION: Upon a motion made by Council Member Grady and seconded by Council Member Ricciardelli, the Council voted 8-0, to table the item to the March 25, 2019 meeting.

Presentation and receive Public Comments on proposed revisions to the City of Plano's Drought and Emergency Response Plan, Water Management Plan, and Water Waste Ordinance. (Regular Item “2”)

Mayor LaRosiliere opened the public comments. No one appeared to speak. Mayor LaRosiliere closed the public comments. No action taken

First Reading of an Ordinance to amend Ordinance No. 2003-12-12 as amended, which grants a Franchise to Oncor Electric Delivery Company LLC, by reinstating and extending the term and providing for its renewal; further providing that this Ordinance is cumulative; finding and determining that the meeting at which this Ordinance is adopted is open to the public as required by law; providing a severability clause; providing a savings clause; providing for publication; providing an effective date; and providing for acceptance by Oncor Electric Delivery Company LLC. (Regular Item “3”)

The first reading of the ordinance occurred. No action required.

With no further discussion, the Regular City Council Meeting adjourned at 7:16 p.m.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, City Secretary



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 3/25/2019

Department: Technology Services

Department Head: Chris Chiancone

Agenda Coordinator: Sharron Mason ext. 7247

CAPTION

RFP No. 2018-0209-C for a one (1) year contract with four (4) City optional renewals for a Technical Consultant for JDE and PeopleSoft for Technology Services to Remote Services, Inc. in the estimated annual amount of \$288,000; and authorizing the City Manager to execute all necessary documents.

Approved

FINANCIAL SUMMARY

Operating Expense

FISCAL YEAR: 2018-19 thru 2023-24	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	4,088,821	1,296,000	5,384,821
Encumbered/Expended Amount	0	-2,194,546	0	-2,194,546
This Item	0	-144,000	-1,296,000	-1,440,000
Balance	0	1,750,275	0	1,750,275

FUND(S): Technology Services Fund

COMMENTS: Funding for this item is available in the 2018-19 Technology Services Fund. This request is to award an annual contract with four (4) one-year City optional renewals for maintenance and support from Remote Services, Inc., in the amount of \$144,000, which will leave a balance of \$1,750,275 available in the 2018-19 Technology Services Fund for other maintenance agreements. Funding for future year expenditures are available in the Technology Services Fund and are dependent on contract renewals in the annual amount of \$288,000 for the 2019-20 through 2022-23 Budgets and \$144,000 for the 2023-24 Budget. All future year expenditures will occur within council approved appropriations.

SUMMARY OF ITEM

See Recommendation Memo

Strategic Plan Goal:

Financially Strong City with Service Excellence

Plano Tomorrow Plan Pillar:

ATTACHMENTS:

Description	Upload Date	Type
Recommendation Memo	3/8/2019	Agreement
RFP Recap	3/18/2019	RFP Recap

Date: Friday, March 1, 2019

To: Diane Palmer-Boeck, Director of Procurement and Project Management

From: Chris Chiancone, Chief Information Officer

Subject: Award Recommendation for RFP 2018-0209-C Technical Consultant for JD Edwards and PeopleSoft.

As we continue to evolve our technological capabilities, in combination with advancement in the intersection of technology and business process; we have to begin utilizing contractual services to help augment and develop our existing support staff.

In preparing for this shift in technological momentum, we needed to rework existing contracting resources to ensure that our systems are utilizing and operating at peak performance. In doing so, we sought out a company to help augment our staff and ensure that moving forward, all of our systems are tuned and implemented correctly and we could leverage their vast subject matter expertise for issues that may arise.

The consulting firm we choose has some essential experience with our configuration of the two largest systems at the City, JD Edwards, and PeopleSoft. This company will provide technical support for technology that is highly complex in nature, and/or would be impractical or cost prohibitive to obtain an FTE that possess these levels of expertise. Areas, in which we may escalate support and service for are, incident management, security, patching and upgrades, and other functional and development work.

In seeking this level of support, the City issued an RFP looking for companies that could offer this level of support for both JD Edwards and PeopleSoft. The City's evaluation team reviewed each component of the RFP and received responses from nine vendors. After following state, local, and internal processes and laws; the evaluation team read, reviewed, and evaluated the responses. The vendor, Remote Services, Inc. was determined to meet and/or exceed the needs of the City, by the evaluation committee.

The Scoring Criteria for this RFP was as follows:

1. Skills, Knowledge, and Experience Relevant to the Software Package which was 30% of the overall scoring.
2. Services Offered which was 30% of the total scoring
3. The price was 40% of the overall scoring.

This recommendation is for a total of 5-years, renewable with a year by year agreement with Remote Services, Inc.. The five year, total dollar value for this procurement is \$1,440,000.00 paid for out of the Maintenance Agreements Account (#6313) from the Technology Fund (066). Payments will be made monthly in the amount of \$24,000.00 equaling \$288,000 per year to support both JD Edwards and PeopleSoft.

If we do not procure this solution, the City will be put in a position to increase its FTE count with expensive talent hard to find talent and/or find resources on a T&M basis that does not have the institutional knowledge needed to fulfill our internal customers' needs and ultimately our service to our vendors and constantans.

CITY OF PLANO
SOLICITATION NO. 2018-0209-C
RFP FOR TECHNICAL CONSULTANT FOR JDE AND PEOPLESFT
RFP RECAP

Number of Vendors Notified: 17,312

Vendors Submitting "No Bids": 0

Proposals Deemed Non-responsive: 0

Number of Responsive Proposals Received: 9

JDE

Remote Services, Inc.	\$190,375.00
Cyret Technologies Inc.	\$502,205.00
Denovo Ventures, LLC	\$517,675.00
Denovo Ventures, LLC (Alternate)	\$730,181.00
Kastech Software Solutions Group	\$977,540.00
9Edge Inc.	\$1,497,800.00

PeopleSoft

Remote Services, Inc.	\$190,375.00
DLZP Group LLC	\$449,100.00
ERP Analysts, Inc.	\$456,055.00
Kastech Solutions LLC	\$619,440.00
Smart ERP Solutions, Inc.	\$953,325.00
Numbers Only, Inc.	\$1,364,105.00

Recommended Vendor(s):

Remote Services, Inc. (JDE and PeopleSoft)	\$288,000 (Best and Final)
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Sharron Mason

Lincoln Thompson
Senior Buyer

March 7, 2019

Date

CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 3/25/2019

Department: Parks

Department Head: Robin Reeves

Agenda Coordinator: Kimberly Williams ext. 7204

CAPTION

RFB No. 2019-0145-C for a one (1) year contract with four (4) City optional renewals for Median and Right-of-Way Mowing and Landscape Maintenance - Group C for Parks and Recreation Department to Carruthers Landscape Management, Inc. in the estimated annual amount of \$126,775; and authorizing the City Manager to execute all necessary documents. **Approved**

FINANCIAL SUMMARY

Operating Expense

FISCAL YEAR:	FY 2018-19 thru 2023-24	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget		0	763,611	570,488	1,334,099
Encumbered/Expended Amount		0	-534,577	0	-534,577
This Item		0	-63,387	-570,488	-633,875
BALANCE		0	165,647	0	165,647

FUND(S): General Fund

COMMENTS: This item is to approve a one-year contract with four (4) one-year City optional renewals for median and right-of-way mowing and landscape maintenance from Carruthers Landscape Management, Inc. Funding for this request is available in the 2018-19 Park Median Maintenance Budget for an estimated amount of \$63,387, which will leave a current year balance of \$165,647 for additional contractual expenditures. Future annual expenditures are dependent on contract renewals in the estimated amount of \$126,775 for 2019-20 through 2022-23, and \$63,388 for 2023-24 in the Park Median Maintenance Budget. All future expenditures will occur within council approved appropriations.

SUMMARY OF ITEM

See Recommendation Memo

Strategic Plan Goal:

Financially Strong City with Service Excellence, Safe Large City, Great Neighborhoods - 1st Choice to Live

Plano Tomorrow Plan Pillar:

Built Environment, Natural Environment

ATTACHMENTS:

Description	Upload Date	Type
Recommendation Memo	3/14/2019	Memo
Bid Recap	3/14/2019	Bid Recap

Date: February 25, 2019

To: Diane Palmer-Boeck – Director of Procurement and Project Management

From: Ron Smith – Park Services Manager

Subject: Award Recommendation – 2019-0145-C, Median and Right-of-Way Mowing and Landscape Maintenance – Group C

It is the recommendation of Plano Parks and Recreation to award 2019-0145-C, Median and Right-of-Way Mowing and Landscape Maintenance – Group C to Carruthers Landscape Management, Inc. The pricing from the recommended bidder is within budget. A total of three (3) bids were received and evaluated and it was determined that Carruthers Landscape Management, Inc. was the lowest, responsive, and responsible bidder.

This contract is for routine median and right-of-way mowing, routine tree maintenance, mowing cycle litter collection, and annual mulch maintenance at various locations throughout the city along multiple high traffic thoroughfares. The locations have been mapped and labeled Group C. Group C is comprised of 13 locations totaling 102 acres and includes: Chapel Hill Blvd., Chase Oaks Blvd./Premier Drive, Lorimar Drive, McKamy Trail, Midway Road, Old Shepard Place, Pleasant Valley Drive/Bay Hill Drive, Preston Road, Spring Creek Pkwy, and Tulane Drive/Ventura Way.

The initial contract term for Group C is one-year with four (4) one-year city optional renewals for a potential of a five (5) year contract. The estimated total amount for this item is \$633,875 (\$63,387 in FY 2018-19, \$126,775 in FY 2019-20, \$126,775 in FY 2020-2021, \$126,775 in FY 2021-2022, \$126,775 in FY 2022-2023 and \$63,388 in FY 2023-2024).

Failure to award this contract would result in numerous medians and rights of way becoming non-compliant with City of Plano municipal codes and ordinances for weeds, rubbish, and traffic visibility.

CITY OF PLANO

BID No. 2019-0145-C

Median and Right-of-Way Mowing and Landscape Maintenance

BID Recap

Proposal Opening Date/Time: February 19, 2019 @ 2:00 pm (CST)

Number of Vendors Notified: 5072

Vendors Submitting "No Bids": 0

Number of Bids Submitted: 3

Vendor Name	Total
Carruthers Landscape Management, Inc.	\$126,775
SLM Landscaping & Maintenance, Inc.	\$199,898
Edens Touch Diversified, LLC	\$231,765

Recommended Vendor(s):

Carruthers Landscape Management, Inc.	\$ 126,775
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Kimberly Williams

Kimberly Williams, Buyer II

March 14, 2019

Date



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 3/25/2019

Department: Technology Services

Department Head: Chris Chiancone

Agenda Coordinator: Earl Whitaker ext. 7074

CAPTION

To approve an increase to the current awarded contract amount of \$1,096,066 by \$628,427, for an estimated annual amount of \$1,724,493, for Microsoft software licenses from SHI Government Solutions, Inc. and extend three (3) one-year City optional renewals for Technology Services; and authorizing the City Manager to execute all necessary documents. (2016-0231-C; Modification No. 1) **Approved**

FINANCIAL SUMMARY

Operating Expense

FISCAL YEAR: 2018-19 thru 2020-21	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	4,088,821	3,448,986	7,537,807
Encumbered/Expended Amount	0	-2,224,786	0	-2,224,786
This Item	0	-1,724,493	-3,448,986	-5,173,479
Balance	0	139,542	0	139,542

FUND(S): Technology Services Fund

COMMENTS: Funding for this item is available in the 2018-19 Technology Services Fund. This request is to increase the current awarded contract amount of \$1,096,066 by \$628,427 for a total annual amount of \$1,724,493 and extend the contract for three (3) one-year City optional renewals for a total contract amount of \$5,173,479 with SHI Government Solutions, Inc. The annual purchase of Microsoft software licenses for \$1,724,493 will leave a remaining balance of \$139,542 in the 2018-19 Technology Services Budget for other technology related expenditures. Future year expenditures for this request, in the annual amount of \$1,724,493, will be made within approved budget appropriations in the 2019-20 and 2020-21 Technology Services Budget.

SUMMARY OF ITEM

See Recommendation Memo

Strategic Plan Goal:

Financially Strong City with Service Excellence

Plano Tomorrow Plan Pillar:

ATTACHMENTS:

Description	Upload Date	Type
Recommendation Memo	3/8/2019	Agreement

Date: March 5, 2019

To: Diane Palmer-Boeck, Director of Procurement and Project Management

From: Chris Chiancone, Chief Information Officer

Subject: Award Recommendation for Microsoft Enterprise Agreement - 2016-0231-C

As part of the continuing effort to modernize technology and provide highly available and redundant systems at the City of Plano, Technology Services proposes extending the City's Microsoft Enterprise Agreement Contract 2016-0231-C with SHI Government Solutions Inc., which has a current term of twelve (12) months with two (2) City optional renewals. The proposed modification will add three (3) additional City optional years to the contract.

SHI Government Solutions is authorized to provide this licensing through the State of Texas Department of Information Resources under the contract DIR-TSO-4092. The estimated annual amount for years four (4), five (5), and six (6) will be \$1,724,492.76 per year. The total estimated amount awarded over the three additional years will be \$5,173,478.28. These amounts are estimated per year and during the terms of use, there may be occasional licensing audits that may result in additional costs to true-up our payments with our license usage.

To support the growing technology needs that support our staff, citizens, and emergency services; we needed to increase our use of various Microsoft technologies. In the last year, Microsoft has changed their licensing model from per processor (physical) to a granular per core model (18 cores per processors in our environment). The combination of this licensing change from Microsoft, meeting our growing needs to support our constituents, improved resiliency and redundancy, has increased our annual cost by approximately \$700,000.

Through the Microsoft EA and the associated software assurance, there are other benefits to the City including reduced pricing for home use of selected Microsoft software, the ability to upgrade or downgrade licenses based on specific business needs, and access to Microsoft's TechNet portal for early access to software and problem resolution resources.

If we do not extend our Microsoft EA, the City of Plano will have to purchase licenses for all the Microsoft products that are currently being used at list prices, an increase of 15%-20%. This cost for procuring all these licenses would be substantially more than the renewal cost of the EA.



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 3/25/2019

Department: Public Works

Department Head: Gerald Cosgrove

Agenda Coordinator: Margie Stephens

CAPTION

To authorize the Assignment of Easement to the City of Allen for the purpose of maintaining water and sewer lines along Greenville Avenue in the City of Allen; and authorizing the City Manager to execute all necessary documents. **Approved**

FINANCIAL SUMMARY

Revenue

FISCAL YEAR: 2018-19	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	10	0	10
Balance	0	10	0	10

FUND(S): Water & Sewer Fund

COMMENTS:

Any revenue from the transfer of the identified easement will be deposited to the Water & Sewer Fund.

SUMMARY OF ITEM

The Creek No. 1 was developed in 1997. At that time, it was in the City of Plano. The Creek No. 1 plat had a 30 foot utility easement across its frontage on Greenville Avenue. Morton Realty, Inc. dedicated a 30 foot utility easement from this property along Greenville Avenue to Chaparral Road. These easements were used by the City of Plano to provide water and sewer service to the development. Ordinance No.

2000-11-16 (November 13, 2000) disannexed ~19.4 acres including this development from the City of Plano. The City of Allen has since annexed the ~19.4 acres. This property has been vacant for many years.

When the 19.4 acres was disannexed from Plano and annexed to Allen, the platted easement was transferred to the City of Allen. The Morton Realty, Inc. easement which was dedicated by separate instrument was not transferred. A new business has opened and there is a need to transfer the easement to the City of Allen.

Strategic Plan Goal:

Partnering for Community Benefit

Plano Tomorrow Plan Pillar:

Regionalism

ATTACHMENTS:

Description	Upload Date	Type
Assignment of Easement	3/14/2019	Other
Location Map	3/14/2019	Map

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

STATE OF TEXAS §
 § **ASSIGNMENT OF EASEMENT**
COUNTY OF COLLIN §

Date: _____, 2019

Assignor: City of Plano, Texas, a Texas home rule municipality

Assignor's Address: 1520 K Avenue, Plano, Collin County, Texas 75074

Assignee: City of Allen, Texas, a Texas home rule municipality

Assignee's Address: 305 Century Parkway, Allen, Collin County, Texas 75013

Description of Easement: Easement dated March 11, 1988, granted by Morton Realty, Inc. to City of Plano, Texas and filed March 23, 1988, in Volume 2906, Page 647 of the Real Property Records, Collin County, Texas.

Consideration: Ten and No/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Assignor.

For the Consideration, Assignor hereby sells, conveys, assigns and transfers to Assignee the Easement and all of Assignor's right, title and interest in and to the Easement. Assignee does hereby accept the foregoing assignment without recourse against Assignor and agrees to assume and perform all obligations of Grantee under the Easement to the same extent as if Assignee had originally been named as the Grantee in the Easement on the Effective Date of the Easement.

SIGNED AND AGREED on the dates indicated below.

ASSIGNOR:
City of Plano, Texas,
A Texas Home Rule Municipality

ASSIGNEE:
City of Allen, Texas,
A Texas Home Rule Municipality

By: _____
 Bruce D. Glasscock, City Manager

By: _____
 Peter H. Vargas, City Manager

Date: _____, 2019

Date: _____, 2019

ACKNOWLEDGMENTS

State of Texas §
 §
County of Collin §

This instrument was acknowledged before me, the undersigned authority, this _____ day of _____ 2019, by Bruce D. Glasscock, City Manager, City of Plano, Texas a Texas home rule municipality, for and on behalf of said municipality.

Notary Public, State of Texas

Commission Expires:_____

State of Texas §
 §
County of Collin §

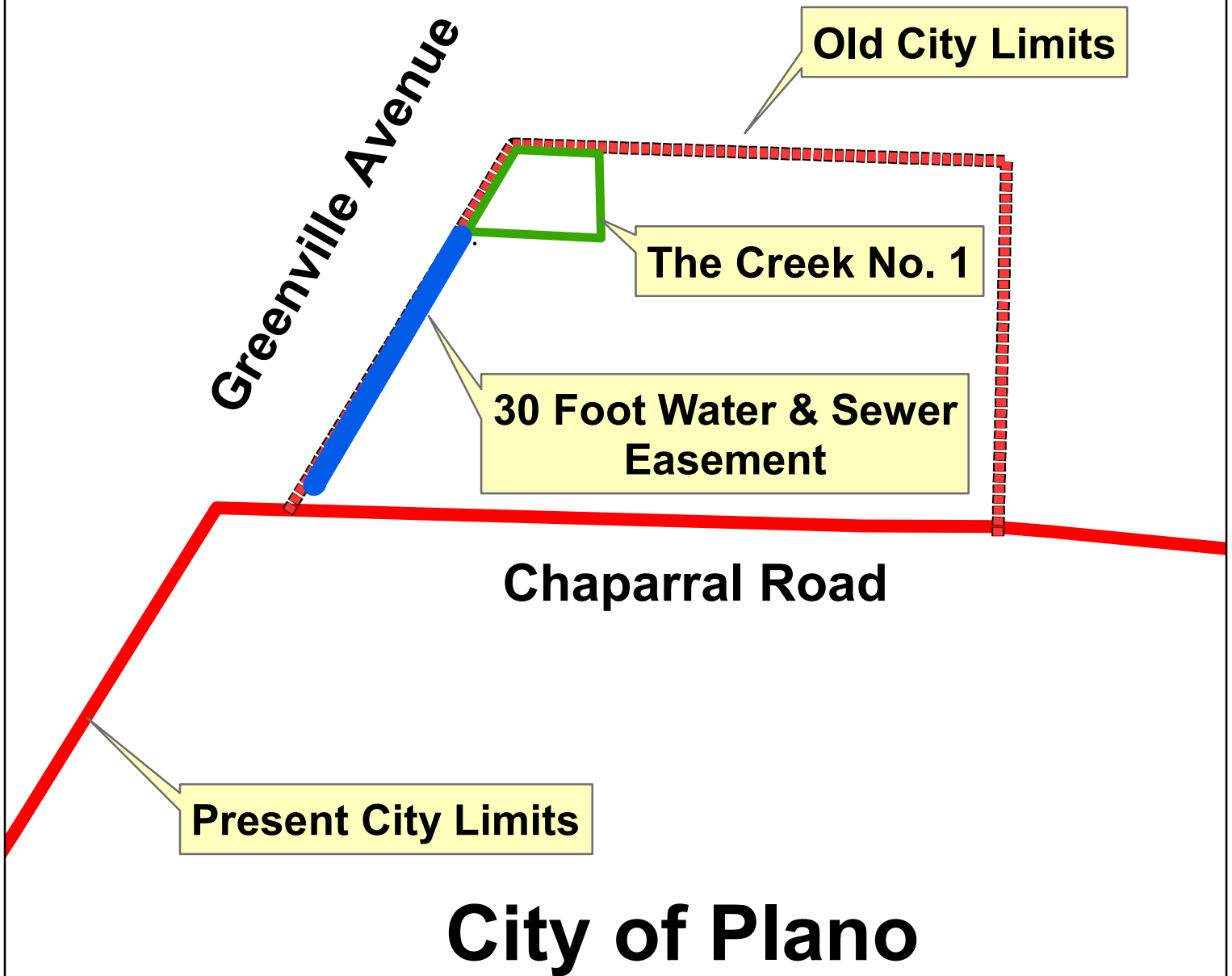
This instrument was acknowledged before me, the undersigned authority, this _____ day of _____ 2019, by Peter H. Vargas, City Manager, City of Allen, Texas, a Texas home rule municipality, for and on behalf of said municipality.

Notary Public, State of Texas

Commission Expires:_____

After Recording, Return to:
Kevin B. Laughlin
Nichols, Jackson, Dillard, Hager & Smith, LLP
1800 Ross Tower
500 N. Akard
Dallas, Texas 75201

City of Allen



Location Map

**Assignment of
Easement**



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 3/25/2019

Department: Fleet Services

Department Head: Gerald Cosgrove

Agenda Coordinator: Lincoln Thompson (Ext. 7376)

CAPTION

To ratify an expenditure in the amount of \$65,372 for replacement of one (1) Vermeer BC1500 Brush Chipper from Vermeer Texas-Louisiana for Fleet Services to be utilized by Park Support Services; and authorizing the City Manager to execute all necessary documents. **Approved**

FINANCIAL SUMMARY

Operating Expense

FISCAL YEAR: 2018-19	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	65,372	0	65,372
Encumbered/Expended Amount	0	0	0	0
This Item	0	-65,372	0	-65,372
Balance	0	0	0	0

FUND(S): Equipment Replacement Fund

COMMENTS: Funds are available in the FY 2018-19 Adopted Budget to purchase one (1) Vermeer BC1500 Brush Chipper as an unforeseen, unscheduled, emergency replacement of Unit #11713 in Cost Center #643 / Park Support Services. The current unit has reached the end of its useful life and experienced major mechanical errors.

SUMMARY OF ITEM

This is a necessary procurement because of unforeseen damage to public machinery, equipment, or other property. The City is exempt from the competitive bid process for this purchase as allowed by Texas Local Government Code Chapter 252 Subchapter B Section 252.022(a)(3). (City of Plano Internal

Contract No. 2019-0300-X)
See Recommendation Memo.

Strategic Plan Goal:

Financially Strong City with Service Excellence

Plano Tomorrow Plan Pillar:

Built Environment

ATTACHMENTS:

Description	Upload Date	Type
Recommendation Memo	3/4/2019	Memo

Date: March 7, 2019

To: Bruce D. Glasscock, City Manager

From: Gerald Cosgrove, P.E., Director of Public Works

Subject: Brush Chipper Purchase Ratification

Fleet Services requests the ratification of the purchase of one (1) Vermeer BC1500 Brush Chipper in the amount of \$65,371.84 from Vermeer Texas-Louisiana.

This unit was an unforeseen, unscheduled, emergency replacement for Unit 11713 Chipper, Pull Behind in Cost Center 643 Park Support Services. Due to operational demands, it is necessary to purchase at this time. The current unit has reached the end of its useful life and experienced major mechanical error with estimated repair costs in excess of \$3,400.00.

The purchase of the Vermeer BC1500 Brush Chipper for Cost Center 643 Park Support Services was necessary for the following reasons:

1. This unit is critical to Park Support Services' business operations. Park Support Services could not maintain current service levels without this unit.
2. Not purchasing this unit would have led to increased maintenance and repair costs.

Fleet Services requests ratification of the expenditure of \$65,371.84 which was necessary to maintain Park Support Services operations.



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 3/25/2019

Department: Engineering

Department Head: B. Caleb Thornhill

Agenda Coordinator: Eva Horvath X-7232

CAPTION

To approve an expenditure for engineering design related services in the amount of \$384,828 from Kimley-Horn and Associates, Inc. for the citywide 2019 Traffic Data Collection Program; and authorizing the City Manager to execute all necessary documents. **Approved**

FINANCIAL SUMMARY

CIP

FISCAL YEAR:	FY 2018-19	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget		10,164	2,304,836	0	2,315,000
Encumbered/Expended Amount		-10,164	-1,400	0	-11,564
This Item		0	-384,828	0	-384,828
BALANCE		0	1,918,608	0	1,918,608

FUND(S): Street Improvements CIP

COMMENTS: Funding is available in the 2018-19 Street Improvements CIP for this item. Professional Engineering Services for management of data collection for the 2019 Traffic Count Program, in the amount of \$384,828, will leave a project balance of \$1,918,608 available for future project expenditures.

SUMMARY OF ITEM

See Recommendation Memorandum.

Strategic Plan Goal:

Financially Strong City with Service Excellence, Safe Large City, Great Neighborhoods - 1st Choice to Live

Plano Tomorrow Plan Pillar:

Built Environment

ATTACHMENTS:

Description	Upload Date	Type
Recommendation Memo	3/18/2019	Memo

Date: March 25, 2019

To: Bruce D. Glasscock, City Manager

Via: B. Caleb Thornhill, P.E., Director of Engineering

From: Brian K. Shewski, P.E., PTOE, Transportation Engineering Manager

Subject: Approval of an Expenditure in the amount of \$384,828.45 for 2019 Traffic Data Collection Program – Project No. 7119 – RFQ No. 2017-0284-X

The Engineering Department recommends approval of an expenditure in the amount of \$384,828.45 for professional services from Kimley-Horn and Associates, Inc., for the 2019 Traffic Data Collection Program. This project includes the coordination, collection, processing, and analysis of various forms of traffic count data including: a) intersection turning movement counts; b) 7-day roadway traffic counts; c) 24-hour roadway traffic counts; and d) travel timing runs. The total expenditure is for \$384,828.45.

Kimley-Horn and Associates, Inc., was deemed most qualified based on their submission for RFQ No. 2017-0284-X and subsequent interview and project specific proposal.

The benefit of this project provides City staff with up to date traffic data for day-to-day traffic studies and allows the City to move forward with three citywide traffic operations projects including: a) the development, implementation, and fine-tuning of an off-peak period coordinated timing plan. This project is currently underway with an expected completion date of September 2019; b) the development, implementation, and fine-tuning of future AM and PM peak period coordinated timing plans; and c) the analysis and development of a prioritized list of intersection capacity improvements such as additional or lengthened left and right-turn lanes.

Not approving the expenditure would result in continued vehicle delays, stops, fuel consumption and increased travel times.



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 3/25/2019

Department: City Secretary

Department Head: Lisa Henderson

Agenda Coordinator: Deborah Richardson

CAPTION

Ordinance No. 2019-3-9: To adopt and enact Supplement Number 127 to the Code of Ordinances for the City of Plano; providing for amendment to certain sections of the Code; and providing an effective date.
Adopted

FINANCIAL SUMMARY

Not Applicable

FISCAL YEAR: 2018-19	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
Balance	0	0	0	0

FUND(S): N/A

COMMENTS: This item has no fiscal impact.

SUMMARY OF ITEM

Adoption of the Quarterly Code Supplement 127

Strategic Plan Goal:

Financially Strong City with Service Excellence

Plano Tomorrow Plan Pillar:

ATTACHMENTS:

Description	Upload Date	Type
Supplement No. 127	3/18/2019	Ordinance

An Ordinance of the City of Plano, Texas adopting and enacting Supplement Number 127 to the Code of Ordinances for the City of Plano; providing for amendment to certain sections of the Code; and providing an effective date.

WHEREAS, the City Council of the City of Plano, Texas adopted a new Code of Ordinances upon adoption of Ordinance No. 87-3-14, on March 9, 1987; and

WHEREAS, Sections V and VI of Ordinance No. 87-3-14 provide for amendment to said Code of Ordinances; and

WHEREAS, the Code of Ordinances of the City of Plano, Texas has been revised by previous amendments duly passed as individual ordinances by the City Council and such amendments are reflected on Supplement Number 127; and

WHEREAS, the City Council wishes to adopt the ordinance codification version appearing in Supplement Number 127 of the Plano Code of Ordinances in order for the printed Code form to be considered identical to the original ordinance and to eliminate any confusion or differences in the format of the original ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The City Council hereby adopts the printed Code form of the ordinances contained in Supplement Number 127 as prepared by the codifier.

Section II. This Ordinance shall become effective immediately upon its passage.

DULY PASSED AND APPROVED this the 25th day of March, 2019.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 3/25/2019

Department: Zoning

Department Head: Christina Day

Agenda Coordinator: Linette Magaña

CAPTION

Public Hearing and adoption of Ordinance No. 2019-3-10 as requested in Zoning Case 2018-030 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Planned Development-207-Retail on 134.5 acres of land located at the northwest corner of Shiloh Road and Renner Road, in the City of Plano, Collin County, Texas, in order to modify development standards; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Applicants: Wynwood Resources, Ltd.; Turnpike Commons of Plano, LLC; Third Molar Investments, LLC; Shinn Gateway Hospitality, Ltd.; Plano Gateway, LP; Plano Gateway Phase 2, LP; Plano Gateway Phase 3, LP; Plano Gateway Phase 4, LP; Garland Housing Finance Corporation; E. Renner Rd. Condominium, LLC; Mountainprize, Inc.; Patrick E. Hillary Jr.; and The Irwin Herbert Sherry & Dalia Dafney Sherry Trust **Conducted and adopted**

FINANCIAL SUMMARY

Not Applicable

FISCAL YEAR: 2018-19	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
Balance	0	0	0	0

FUND(S): N/A

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Financially Strong City with Service Excellence

Plano Tomorrow Plan Pillar:

Built Environment

ATTACHMENTS:

Description	Upload Date	Type
ZC 2018-030 - Follow-Up	3/19/2019	P/Z Follow-up Memo
ZC 2018-030 - Write-up	3/18/2019	Staff Report
ZC 2018-030 - Locator	3/18/2019	Map
ZC 2018-030 - Aerial	3/18/2019	Map
ZC 2018-030 - Exhibit (Bold)	3/19/2019	Exhibit
ZC 2018-030 - Revised Concept Plan (Turnpike Commons)	3/19/2019	Informational
ZC 2018-030 - Concept Plan (Turnpike Commons. BL 1 LT 2)	3/19/2019	Informational
ZC 2018-030 - Concept Plan (Plano Gateway)	3/19/2019	Informational
2018-030 Ordinance with Exhibits	3/21/2019	Ordinance

DATE: March 19, 2019
TO: Honorable Mayor & City Council
FROM: John Muns, Chair, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of March 18, 2019

GA

AGENDA ITEM NO. 1A - PUBLIC HEARING

ZONING CASE 2018-030

APPLICANTS: WYNWOOD RESOURCES, LTD.; TURNPIKE COMMONS OF PLANO, LLC; THIRD MOLAR INVESTMENTS, LLC; SHINN GATEWAY HOSPITALITY, LTD.; PLANO GATEWAY, LP; PLANO GATEWAY PHASE 2, LP; PLANO GATEWAY PHASE 3, LP; PLANO GATEWAY PHASE 4, LP; GARLAND HOUSING FINANCE CORPORATION; E. RENNER RD. CONDOMINIUM, LLC; MOUNTAINPRIZE, INC.; PATRICK E. HILLARY JR.; AND THE IRWIN HERBERT SHERRY & DALIA DAFNEY SHERRY TRUST

Request to amend Planned Development-207-Retail on 134.5 acres located at the northwest corner of Shiloh Road and Renner Road in order to modify development standards. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District. Tabled March 4, 2019. Project #ZC2018-030.

APPROVED: 6-1 **DENIED:** _____ **TABLED:** _____

The Commissioner voting in opposition of the motion stated concerns regarding connectivity to city trails.

Speaker Card(s) Received	Support: <u>0</u>	Oppose: <u>0</u>	Neutral: <u>0</u>
Letters Received Within 200' Notice Area:	Support: <u>3</u>	Oppose: <u>0</u>	Neutral: <u>0</u>
Petition Signatures Received:	Support: <u>0</u>	Oppose: <u>0</u>	Neutral: <u>0</u>
Other Responses:	Support: <u>0</u>	Oppose: <u>1</u>	Neutral: <u>0</u>

STIPULATIONS:

Recommended for approval as follows:

(Proposed additions are indicated by underlined text; proposed deletions are shown as strike through text)

Restrictions:

The permitted uses and standards shall be in accordance with the Retail (R) zoning district unless otherwise specified herein.

General Standards

1. The zoning exhibit shall be adopted as part of the ordinance.
2. Maximum Lot Coverage: 50% increased to 70% if structured parking is provided
3. Maximum Floor to Area Ratio: 1.75:1
4. Maximum Height: 5 story (75 feet) for buildings with multifamily residential use; 20 story for all other buildings
5. Minimum Side Yard: None, except as required by building or fire codes
6. Minimum Rear Yard: None, except as required by building or fire codes
7. Parking Regulations
 - a. The minimum required parking shall be in accordance with Article 16.700 (Off-Street Parking Schedule) of the Comprehensive Zoning Ordinance with the following exceptions:
 - Multifamily - One Bedroom or Less: One space per unit
 - 2 Bedrooms: 1.5 spaces per unit
 - 3 Bedrooms or More: 2 spaces per unit
 - Freestanding Restaurant: One space per 100 square feet of floor area
 - Medical Office: One space per 300 square feet of floor area
 - Retail: One space per 300 square feet of floor area
 - Restaurants and Service Uses within a Multi-tenant Building: One space per 300 square feet of floor area

- b. On-street parking may count toward required parking and shall be permitted on both sides of interior public and quasi-public streets and fire lanes, except where prohibited for vehicular, fire, or pedestrian safety. On-street parking may be parallel, angle, or 90° to the street. Where on-street parking is provided, islands shall be placed as a break to delineate travel lanes. An island break of a minimum 6 feet in width shall be placed no less than every 150 feet of continuous on-street parking.
 - c. No off-street loading spaces are required. Off-street loading for the loading and unloading of merchandise and goods must not occur in public streets or fire lanes, but may occur in parking areas or private drive aisles. Designated off-street loading spaces for nonresidential uses, if provided, may not be located adjacent to or across a street or alley from buildings containing residential uses unless the loading dock is screened by solid metal gates, masonry screening walls, overhead doors, buildings, or any combination of these.
 - d. Except for freestanding restaurants, no parking is required for outdoor patio and sidewalk dining areas or other public seating areas and open space.
8. Patio homes, single-family attached residences, and two-family residences are permitted with approval of a specific use permit and shall meet the requirements for residential uses within the Retail zoning district.

Design Standards

- 1. Street Pattern: The maximum block length shall be 500 feet. Public streets, quasi-public streets, and/or fire lanes may be used to obtain this required block length.
- 2. Streetscape
 - a. Along Wynnwood Dr., Wynhurst Dr., Wyngate Blvd., Wynview Dr., and required named quasi-public streets, sidewalks with a minimum width of 6 feet shall be placed no more than 6 feet from back of curb. Street trees shall be provided at a rate of one tree per 50 linear feet of street.
 - b. Outdoor patio and sidewalk dining, as well as other public seating areas, are permitted within public rights-of-way provided accessible pathways are maintained.
- 3. Quasi-public Streets Definition: Quasi-public streets are privately owned and maintained drives open to public access. A quasi-public street easement shall be dedicated for all quasi-public streets, and a fire lane shall be located within all quasi-public street easements. On-street parking and sidewalks provided along quasi-public streets shall be located within the quasi-public street easement, if provided.

Lots may derive required street frontage from quasi-public streets and may be platted to the center line of quasi-public streets.

4. Building Design

- a. Nonresidential except for parking garages, shall have a minimum of 40% of the ground floor comprised of window area. Buildings fronting S.H. 190 frontage road, Renner Rd., and Shiloh Rd. are exempt from this requirement. For the purposes of this standard, ground floor is defined as that portion of a building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.
- b. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to 5 feet into the public right-of-way and quasi-public street easements provided accessible pathways are maintained.

5. Landscaping and Open Space

- a. Except as stated in 5.b below, landscaping shall be provided per Article 17 (Landscaping and Tree Preservation) and Section 11.400 (190 Tollway/Plano Parkway Overlay District) except as follows:
 - i. No landscape edge is required along Wynnwood Dr., Wynhurst Dr., Wyngate Blvd., Wynview Dr., and required named quasi-public streets, except for lots located within Tract 1.
 - ii. Landscape edge width may be reduced to 10 feet along Shiloh Rd. north of Wynview Dr.
- b. A minimum 5-foot landscape edge shall be provided between all surface parking lots and public and quasi-public streets. Street trees shall be provided at a rate of one tree per 50 linear feet of street except for lots located within Tract 1. Street trees shall be provided at a rate of one tree per 50 linear feet of street.
- c. A minimum of 2 acres of open space shall be provided and shall be open to the public at all times. Open space shall have a minimum dimension of 80 feet.

6. Screening

- a. The rear and service sides of nonresidential buildings oriented toward residential use or open space shall be screened as provided in Article 20 (Screening, Fence, and Wall Regulations).
- b. Refuse and recycling containers shall not be located within 30 feet of a public or quasi-public street, unless internal to the building, and shall be screened from

view from streets and open space in accordance with Article 20 (Screening, Fence, and Wall Regulations).

7. Fencing: For ~~residential~~multifamily residence and independent living facility uses only, fencing is allowed in the front yard setback up to ~~8 feet in~~ 40 inches in height. Fencing must be a minimum of 50% open.
8. Signage
 - a. For buildings fronting S.H. 190 frontage road, Renner Rd., and Shiloh Rd., signage must comply with Article 22 (Signs) and Section 11.400 (190 Tollway/Plano Parkway Overlay District).
 - b. Signage for all other buildings must comply with Area A standards within Section 22.500 (Downtown Sign District). Additionally, freestanding, single tenant buildings may have monument signs per Section 11.400 (190 Tollway/Plano Parkway Overlay District).

Multifamily Residential Development Standards

1. Maximum Number of Dwelling Units: 1,200 units
2. Minimum Density: 35 dwelling units per acre
3. Multifamily development shall be exempt from the supplemental regulations of Section 15.800 (Multifamily Residence).

Single-Family Residence Attached Development Standards

1. Single-family residence attached units must be constructed in accordance with the Urban Mixed-Use District Single-Family Attached requirements with the following exceptions:
 - a. Front Yard Setback: 75% of the building face must be within 10 feet of the quasi-public street easement or common area lot unless restricted by easements. Where easements are present, a minimum of 75% of each façade must be built to the easement line.
 - b. Tandem garage spaces are not allowed.
 - c. Fencing is permitted in front yard setbacks, and/or in side yard setbacks adjacent to open space and/or common areas up to a maximum of 4 feet in height. Side yards may be fenced parallel to the street at the front building façade, but fencing is not permitted perpendicular to the street between buildings. Each unit with a fence in the front yard must have an operable gate that opens to the street.

- d. Lots may only gain access from a mews street.
- 2. Mews Street Development Standards: Minimum two 11-foot travel lanes with three feet on each side to accommodate utilities and services. All mews streets must be platted as private streets, must be open for public use, and may not be gated or have restricted access.
- 3. Governance Association: Applications for building permits for development of any single-family residence units shall not be accepted or approved until a property owner's governance association is established. The association shall be responsible for maintaining all common property, improvements, and amenities associated with the single-family developments. It shall have power sufficient to assess and collect dues and charges as required to perform its responsibilities.

Standards Specific to Tract 1

- 1. Tract 1 shall be developed in accordance with Retail (R) zoning district area, yard, and bulk requirements.
- 2. Uses:
 - a. Regional theater use is permitted.
 - b. Car wash use is prohibited.
 - c. Independent living facility use is prohibited.
 - d. Assisted living facility, continuing care facility, and long term care facility are allowed with approval of a specific use permit.

Standards Specific to Tract 2

- ~~1. Uses: Car wash use is prohibited.~~
 - ~~a. Regional theater use is permitted.~~
 - ~~b. Car wash use is prohibited.~~
- ~~2. Building Design:~~
 - ~~a. Buildings fronting to Renner Rd.~~
 - ~~i. Minimum Front Yard Setback: 30 feet~~
 - ~~ii. Maximum Front Yard Setback: None~~

~~b. Buildings fronting to Wyngate Blvd. or Wynview Dr.:~~

~~i. Minimum Front Yard Setback: None~~

~~ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.~~

Standards Specific to Tracts 2 and 3

1. Uses:

a. Regional theater use is permitted.

b. Car wash use is prohibited.

c. Independent living facility use is prohibited.

d. Assisted living facility, continuing care facility, and long term care facility uses are allowed with approval of a specific use permit.

2. Building Design:

a. Buildings fronting to Renner Rd.

i. Minimum Front Yard Setback: 30 feet

ii. Maximum Front Yard Setback: None

b. Buildings fronting to Wynnwood Dr., Wynhurst Dr., and Vistacourt Dr.:

i. Minimum Front Yard Setback: None

ii. Buildings shall be constructed such that a minimum of 50% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 50% of each facade must be built to the easement line. The 30 foot distance may be increased to a maximum of 100 feet if parking or drive aisles are located between the building face and the street.

b. c. Buildings fronting quasi-public streets:

i. Front yard setbacks are measured from the street easement line.

- ii. Minimum Front Yard Setback: None
- iii. Buildings shall be constructed such that a minimum of 60% of the facade fall within 15 feet of the street easement line. If other easements are required in addition to the street easement, then 60% of the facade must be built to the additional easement line.

Standards Specific to Tract 4

1. Uses:

- a. Multifamily use is permitted.
- b. Car wash use is prohibited.
- c. Office, retail, service, and restaurant uses may only occupy space within the first floor of multi-story residential buildings. Freestanding office, retail, service, and restaurant buildings are prohibited.

2. Street Pattern: Tract 4 shall be bisected by a named quasi-public street and shall comply with the streetscape requirements as stated in Design Standards 2 Streetscape above.

3. Building Design:

- a. Buildings fronting to Wynwood Dr., Wynhurst Dr., Wyngate Blvd., or Wynview Dr.:
 - i. Minimum Front Yard Setback: None
 - ii. Buildings shall be constructed such that a minimum of 50% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 50% of each facade must be built to the easement line. The 30 foot distance may be increased to a maximum of 100 feet if parking or drive aisles are located between the building face and the street.
- b. Buildings fronting quasi-public streets:
 - i. Front yard setbacks are measured from the street easement line.
 - ii. Minimum Front Yard Setback: None
 - iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line. If other easements are required in

addition to the street easement, then 60% of the facade must be built to the additional easement line.

Standards Specific to Tracts 5 and 7

1. Uses:

- a. Multifamily use is permitted.
- b. Car wash use is prohibited.
- c. Retail, service, and restaurant uses are prohibited.

2. Building Design:

a. Buildings fronting to Wynwood Dr.:

- i. Minimum Front Yard Setback: None
- ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.

b. Building fronting quasi-public streets:

- i. Front yard setbacks are measured from the street easement line.
- ii. Minimum Front Yard Setback: None
- iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line. If other easements are required in addition to the street easement, then 60% of the facade must be built to the additional easement line.

Standards Specific to Tract 6

1. Uses:

a. Single-family residence attached is an additional allowed use subject to the following:

- i. A usable open space plan must be submitted as part of any preliminary site plan or site plan application. Usable open space must conform to the requirements in Section 13.800 (Usable Open Space) and with the following:

1) A primary usable open space of 4,900 square feet or larger must be provided. This open space area must be a minimum of 100 feet wide by 70 feet long.

2) A secondary usable open space of 4,000 square feet or larger shall be provided. The open space must be a minimum of 80 feet wide by 50 feet long.

b. Car wash use is prohibited.

2. Building Design for Nonresidential and Retirement Housing Uses:

a. Buildings fronting to Wyngate Blvd. or Wynview Dr.:

i. Minimum Front Yard Setback: None

ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.

b. Buildings fronting quasi-public streets:

i. Front yard setbacks are measured from the street easement line.

ii. Minimum Front Yard Setback: None

iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line. If other easements are required in addition to the street easement, then 60% of the facade must be built to the additional easement line with the following exception:

1) Along the east/west quasi-public street, no more than two buildings may utilize enhanced pedestrian-oriented improvements to meet the building placement requirements. These improvements must alternate every 20 feet and must include a minimum of three improvements including, but not limited to, irrigated evergreen landscape screens which grow to a minimum height of 8 feet within 2 years, artwork, perforated screens, and other artistic enhancements as approved by the Director of Planning intended to improve the pedestrian-oriented aesthetic.

2) Along the east/west quasi-public street, no more than two buildings may utilize detached garages to meet the building setback requirements. Exterior walls of garages facing quasi-public streets must include a minimum of three improvements including, but not limited to,

irrigated evergreen landscape screens which grow to a minimum height of 8 feet within 2 years, artwork, perforated screens, and other artistic enhancements as approved by the Director of Planning intended to improve the pedestrian-oriented aesthetic.

Standards Specific to Tract 7

1. Uses:

a. Multifamily residence use is permitted.

2. Single-family residence attached is an additional allowed use subject to the following:

a. Minimum of 10% usable open space must be provided with the construction of a single-family residence attached development. A usable open space plan must be submitted as part of any preliminary site plan or site plan application. The usable open space plan must be in conformance with Section 13.800 (Usable Open Space).

i. A primary usable open space of 5,750 square feet or larger shall be provided. The primary usable open space area must be a minimum of 70 feet wide.

ii. A secondary usable open space of 3,750 square feet or larger shall be provided. The minimum area for the secondary common area must be a minimum of 60 feet wide.

iii. If additional open space is need to meet the minimum area of required usable open space, said area must be a minimum of 25 feet wide.

b. An irrigated landscape screen and a tubular steel fence must be placed to fully screen the development from Turnpike Commons, Block 1, Lot 1. The irrigated landscape screen must grow to a height of at least 15 feet within 2 years of installation.

c. Maximum Density: 43 units per acre

3. Car wash use is prohibited.

4. Retail, service, and restaurant uses are prohibited.

5. Building Design for Multifamily and Nonresidential Uses:

a. Buildings fronting to Wynwood Dr.:

- i. Minimum Front Yard Setback: None
 - ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.
 - iii. Single-family residence attached units shall be constructed such that a minimum of 60% of the facade falls within 20 feet of the right-of-way line.
- b. Buildings fronting quasi-public streets:
- i. Front yard setbacks are measured from the street easement line.
 - ii. Minimum Front Yard Setback: None
 - iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line. If other easements are required in addition to the street easement, then 60% of the facade must be built to the additional easement line.

Standards Specific to Tracts 6, 8, 9, and 10

1. Uses: Car wash use is prohibited.
2. Building Design:
 - a. Buildings fronting to Renner Rd. or Shiloh Rd.:
 - i. Minimum Front Yard Setback: None
 - ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line. The 30 foot distance may be increased to a maximum of 85 feet if parking or drive aisles are located between the building face and the street.
 - b. ~~Buildings fronting to Wyngate Blvd. or Wynview Dr.:~~
 - i. ~~Minimum Front Yard Setback: None~~
 - ii. ~~Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where~~

~~easements are present, a minimum of 60% of each facade must be built to the easement line.~~

e. b. Buildings fronting quasi-public streets:

- i. Front yard setbacks are measured from the street easement line.
- ii. Minimum Front Yard Setback: None
- iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line. If other easements are required in addition to the street easement, then 60% of the facade must be built to the additional easement line.

FOR CITY COUNCIL MEETING OF: March 25, 2019 (To view the agenda for this meeting, see www.plano.gov)

PUBLIC HEARING - ORDINANCE

RA/amc

xc: David Hicks, DHICKS Company, LLC
Rob Myers, Kimley-Horn & Associates, Inc.
Jeanna Scott, Building Inspections Manager

<https://goo.gl/maps/yCoBTRaXABv>

CITY OF PLANO
PLANNING & ZONING COMMISSION

March 18, 2019

Agenda Item No. 1A

Public Hearing: Zoning Case 2018-030

Applicants: Wynwood Resources, Ltd.; Turnpike Commons of Plano, LLC; Third Molar Investments, LLC; Shinn Gateway Hospitality, Ltd.; Plano Gateway, LP; Plano Gateway Phase 2, LP; Plano Gateway Phase 3, LP; Plano Gateway Phase 4, LP; Garland Housing Finance Corporation; E. Renner Rd. Condominium, LLC; Mountainprize, Inc.; Patrick E. Hillary Jr.; and The Irwin Herbert Sherry & Dalia Dafney Sherry Trust

DESCRIPTION:

Request to amend Planned Development-207-Retail on 134.5 acres located at the northwest corner of Shiloh Road and Renner Road in order to modify development standards. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District. Tabled March 4, 2019. Project #ZC2018-030.

REMARKS:

The applicant is requesting to amend Planned Development-207-Retail (PD-207-R) in order to allow single-family residence attached uses with associated development standards and to restrict the location of retirement housing uses. The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls, but not including wholesaling and warehousing. A PD district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off-and onsite conditions.

PD-207-R was initially established in 2008. The district was amended in 2010 to redistribute permitted uses and modify the development standards, and in 2013 to adjust building setback and parking ratio requirements. Currently, the property is partially developed with residential and retirement housing uses, and some nonresidential uses.

The applicants have submitted three concept plans to accompany this request, items 1B, 1C, and 1D.

Surrounding Land Use and Zoning

North	To the north of the site are properties zoned Research/Technology Center (RT) and include overhead electrical transmission lines, office-showroom/warehouse, major print shop, and moderate-intensity manufacturing uses.
East	Across Shiloh Road are medical office, long term care, and single-family residential uses within the City of Richardson.
South	Across State Highway 190 and Renner Road are hospital, medical office, multifamily residence, professional/general administrative office, retail, and vacant land also within the City of Richardson.
West	Properties to the west are developed as a hotel and religious facility zoned RT.

Proposed Development Stipulations

The requested zoning is PD-207-R. There are two primary parts to this request: land use and design standards.

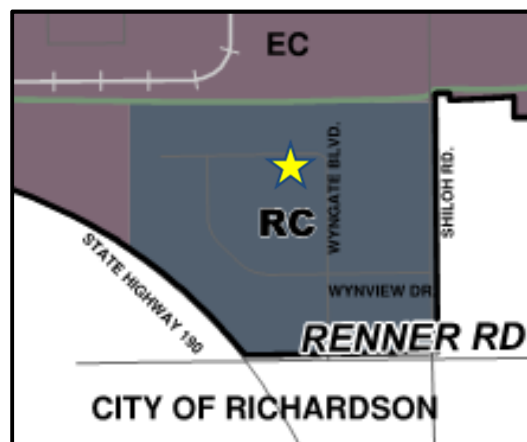
Land Use - The applicant is proposing to allow single-family residence attached within Tracts 6 and 7 as defined on the zoning exhibit, and to propose restrictions on retirement housing uses within Tracts 1, 2, and 3.

Design Standards - The proposed amendments are intended to allow the inclusion of single-family residence attached units and required open space within the development, while maintaining the urban form of development.

Conformance to the Comprehensive Plan

Future Land Use Map - The Future Land Use Map designates the northern portion of the property as Regional Center (RC).

The RC future land use category applies to large commercial developments within high traffic corridors. Regional Center uses are typically located in low to mid-rise buildings and include retail, service, and office uses that serve a regional population. Regional centers are intended to have a mixture of large shopping centers, restaurants, theaters, offices, and other supporting uses. Residential development is supported in these centers and should be incorporated within mixed-use or transit-oriented developments. Adequate building setbacks must be considered when development is proposed near neighborhoods. Useable open space will be included within the centers to create active and interesting public spaces.

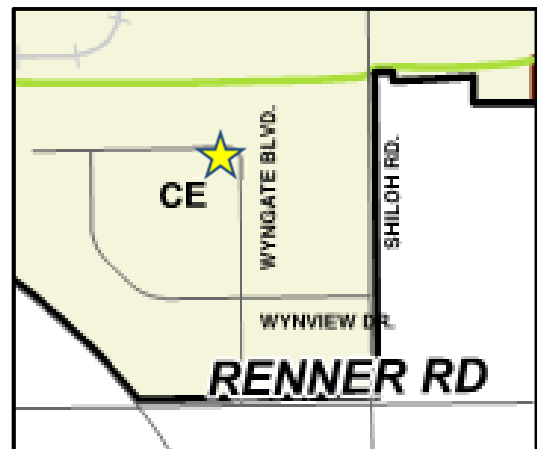


PD-207-R was initially established to create a mixed-use development with multifamily residential uses located interior to the site, and reserving land along expressway corridors for economic development and employment opportunities. Since its establishment, development has mainly occurred within the interior of the subject property with uses including multifamily residences, independent living facility, medical office, hotel, and convenience store with gas pumps. Currently, the last phase of multifamily units is under review. The applicant's request would allow single-family residence attached uses to be located within Tracts 6 and 7. The proposed PD language amendments would integrate the single-family residence attached uses within the urban development form and would add new open space areas to serve residents.

The existing zoning allows retirement housing uses by right on the subject property. The applicant is proposing to prohibit independent living facility and allow other retirement housing uses with approval of a specific use permit within the southernmost tracts. The request is in conformance with the RC designation.

Growth and Change Map - The purpose of the Growth and Change Map is to describe the level of change that is expected to occur on sites around the city and provide general direction for new development and redevelopment projects. The Growth and Change Map designates the subject property as Conserve and Enhance (CE).

The CE areas are expected to retain the current form of development, but will experience some minor infill and ongoing rehabilitation consistent with the present form and character.



The requested PD amendment would allow single-family residence attached development within internal portions of the planned development district. The proposed single-family residence attached developments will act as infill development, and support the mix of uses within the PD. The requested residential use and standards are consistent with the current form of development. The request is consistent with the Growth and Change Map designation.

Land Use Policy - *Plano will support a system of organized land uses to provide greater housing and employment choices, where new and redevelopment areas respect existing neighborhoods and businesses.*

The requested PD amendment would provide greater housing choices for the area. The single-family residential uses are organized to be contiguous with existing multifamily residences and proposed independent living facility uses. Where the proposed single-family residence attached uses are adjacent to RT zoned properties with existing nonresidential uses, the applicant is proposing a buffer between the uses which would limit the conflicts between commercial development and future residents. The associated concept plan proposes commercial uses located along State Highway 190, Renner Road, and Shiloh Road. This request is in conformance with the Land Use Policy.

Adequacy of Public Facilities - Water and sanitary sewer services are currently in place to serve the subject property. The available sanitary sewer capacity is sufficient to handle additional commercial development in the area; however, the applicant may be responsible for making improvements to the sanitary sewer system to increase the system capacity, if the property is developed with residential uses.

School Capacity - The subject property is served by the Plano Independent School District which has provided a letter regarding school capacity that is included as an attachment.

Public Safety Response Time - Based upon existing personnel, equipment and facilities, fire emergency response times will be sufficient to serve the site. Residential units in this area will increase EMS and fire calls for service, and may affect future staffing levels and the type of equipment assigned to area fire stations.

Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request.

Access to and Availability of Amenities and Services - The subject property is not within a Park Fee service area. The applicant has committed to providing private open space and common areas to serve SF-A residents.

The subject property is located within the Harrington Library's service area, and service to future residents would be possible with the current library resources.

ISSUES:

Land Use Mix and Location

Currently, the subject property includes existing and proposed multifamily developments in the central and northern portions of the site, and an existing independent living facility with frontage on Shiloh Road. With the addition of single-family residence attached uses based upon this zoning request, the anticipated land use mix is 56% residential and retirement housing, and 44% nonresidential uses.

The requested PD amendments would allow single-family units to be developed with lot and street standards consistent with the Urban Mixed-Use (UMU) zoning district within Tracts 6 and 7. In the companion concept plan for Tract 6 (Item 1C), 31 units are shown to be built along the street frontages of Wyngate Boulevard and a portion of Wynview Drive. A proposed independent living facility is located behind the units, to the interior of Tract 6. A future independent living facility is shown for the eastern remainder portion of this tract. Tract 7 is proposed to be developed entirely with single-family units, as shown in the companion concept plan (Item 1D).

Additionally, the applicant is proposing to place restrictions for retirement housing uses on Tracts 1, 2, and 3. Tract 1 includes an existing gas station and medical office buildings and is designated for retail development. Tracts 2 and 3 include undeveloped parcels with adjacency to State Highway 190. The applicant is anticipating commercial development on these tracts and is, therefore, proposing restrictions which would prohibit

independent living facilities and require future zoning changes to accommodate other retirement housing uses. Requiring an SUP process is designed to allow future consideration of the impacts of the existing gas station and highway adjacency, consistent with current Zoning Ordinance standards and city policies. Staff believes the request is appropriate to diversify the mix of housing while reserving land for future nonresidential development within the subject property.

Additional Residential Standards

The proposed zoning amendment includes the following development stipulations:

1. Open Space: Required open space would be provided within Tracts 6 and 7 with minimum size requirements as part of single-family residence development. Open space is an important component of dense, urban development, and has been anticipated in this area with previous concept plans. The amount of open space required is consistent with the Urban Mixed-Use (UMU) zoning district requirements and would mandate an open space plan to be submitted as part of any single-family residence attached development.
2. Setbacks: To continue the pedestrian-oriented form of development, setback language has been included for single-family development to be consistent with the existing development form. Within Tract 6, the applicant is proposing some flexibility by utilizing detached garages and artistically decorated walls in lieu of buildings to define a portion of the east-west quasi-public street. This request will create a unique design aesthetic for this tract, while allowing the residential buildings to be situated back from the street.
3. Fencing and Screening: The applicant has included language to ensure residential fencing standards are appropriate for a pedestrian-oriented development. Additionally, the applicant is requiring a fence and irrigated living screen along the eastern property boundary of Tract 7 adjacent to the Turnpike Commons, Block 1, Lot 1 development.
4. Governance Association: A governance association is required to maintain common improvements for single-family uses.

SUMMARY:

This is a request to amend Planned Development-207-Retail in order to allow additional single-family residence attached uses with appropriate development standards and restrict the location of retirement housing uses. The existing and proposed standards are intended to diversify the housing mix within the planned development and identify areas for future commercial development. The standards are sufficient to support new residential development, and the request is in conformance with the policies and recommendations of the Comprehensive Plan. Staff is in support of the request.

RECOMMENDATION:

Recommended for approval as follows:

(Proposed additions are indicated by underlined text; proposed deletions are shown as strike through text)

Restrictions:

The permitted uses and standards shall be in accordance with the Retail (R) zoning district unless otherwise specified herein.

General Standards

1. The zoning exhibit shall be adopted as part of the ordinance.
2. Maximum Lot Coverage: 50% increased to 70% if structured parking is provided
3. Maximum Floor to Area Ratio: 1.75:1
4. Maximum Height: 5 story (75 feet) for buildings with multifamily residential use; 20 story for all other buildings
5. Minimum Side Yard: None, except as required by building or fire codes
6. Minimum Rear Yard: None, except as required by building or fire codes
7. Parking Regulations
 - a. The minimum required parking shall be in accordance with Article 16.700 (Off-Street Parking Schedule) of the Comprehensive Zoning Ordinance with the following exceptions:
 - Multifamily - One Bedroom or Less: One space per unit
2 Bedrooms: 1.5 spaces per unit
3 Bedrooms or More: 2 spaces per unit
 - Freestanding Restaurant: One space per 100 square feet of floor area
 - Medical Office: One space per 300 square feet of floor area
 - Retail: One space per 300 square feet of floor area

- Restaurants and Service Uses within a Multi-tenant Building: One space per 300 square feet of floor area
- b. On-street parking may count toward required parking and shall be permitted on both sides of interior public and quasi-public streets and fire lanes, except where prohibited for vehicular, fire, or pedestrian safety. On-street parking may be parallel, angle, or 90° to the street. Where on-street parking is provided, islands shall be placed as a break to delineate travel lanes. An island break of a minimum 6 feet in width shall be placed no less than every 150 feet of continuous on-street parking.
 - c. No off-street loading spaces are required. Off-street loading for the loading and unloading of merchandise and goods must not occur in public streets or fire lanes, but may occur in parking areas or private drive aisles. Designated off-street loading spaces for nonresidential uses, if provided, may not be located adjacent to or across a street or alley from buildings containing residential uses unless the loading dock is screened by solid metal gates, masonry screening walls, overhead doors, buildings, or any combination of these.
 - d. Except for freestanding restaurants, no parking is required for outdoor patio and sidewalk dining areas or other public seating areas and open space.
8. Patio homes, single-family attached residences, and two-family residences are permitted with approval of a specific use permit and shall meet the requirements for residential uses within the Retail zoning district.

Design Standards

1. Street Pattern: The maximum block length shall be 500 feet. Public streets, quasi-public streets, and/or fire lanes may be used to obtain this required block length.
2. Streetscape
 - a. Along Wynnwood Dr., Wynhurst Dr., Wyngate Blvd., Wynview Dr., and required named quasi-public streets, sidewalks with a minimum width of 6 feet shall be placed no more than 6 feet from back of curb. Street trees shall be provided at a rate of one tree per 50 linear feet of street.
 - b. Outdoor patio and sidewalk dining, as well as other public seating areas, are permitted within public rights-of-way provided accessible pathways are maintained.
3. Quasi-public Streets Definition: Quasi-public streets are privately owned and maintained drives open to public access. A quasi-public street easement shall be dedicated for all quasi-public streets, and a fire lane shall be located within all quasi-

public street easements. On-street parking and sidewalks provided along quasi-public streets shall be located within the quasi-public street easement, if provided. Lots may derive required street frontage from quasi-public streets and may be platted to the center line of quasi-public streets.

4. Building Design

- a. Nonresidential except for parking garages, shall have a minimum of 40% of the ground floor comprised of window area. Buildings fronting S.H. 190 frontage road, Renner Rd., and Shiloh Rd. are exempt from this requirement. For the purposes of this standard, ground floor is defined as that portion of a building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.
- b. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to 5 feet into the public right-of-way and quasi-public street easements provided accessible pathways are maintained.

5. Landscaping and Open Space

- a. Except as stated in 5.b below, landscaping shall be provided per Article 17 (Landscaping and Tree Preservation) and Section 11.400 (190 Tollway/Plano Parkway Overlay District) except as follows:
 - i. No landscape edge is required along Wynnwood Dr., Wynnwood Dr., Wyngate Blvd., Wynview Dr., and required named quasi-public streets, except for lots located within Tract 1.
 - ii. Landscape edge width may be reduced to 10 feet along Shiloh Rd. north of Wynview Dr.
- b. A minimum 5-foot landscape edge shall be provided between all surface parking lots and public and quasi-public streets. Street trees shall be provided at a rate of one tree per 50 linear feet of street except for lots located within Tract 1. Street trees shall be provided at a rate of one tree per 50 linear feet of street.
- c. A minimum of 2 acres of open space shall be provided and shall be open to the public at all times. Open space shall have a minimum dimension of 80 feet.

6. Screening

- a. The rear and service sides of nonresidential buildings oriented toward residential use or open space shall be screened as provided in Article 20 (Screening, Fence, and Wall Regulations).

- b. Refuse and recycling containers shall not be located within 30 feet of a public or quasi-public street, unless internal to the building, and shall be screened from view from streets and open space in accordance with Article 20 (Screening, Fence, and Wall Regulations).
- 7. Fencing: For ~~residential~~ multifamily residence and independent living facility uses only, fencing is allowed in the front yard setback up to ~~8 feet in~~ 40 inches in height. Fencing must be a minimum of 50% open.
- 8. Signage
 - a. For buildings fronting S.H. 190 frontage road, Renner Rd., and Shiloh Rd., signage must comply with Article 22 (Signs) and Section 11.400 (190 Tollway/Plano Parkway Overlay District).
 - b. Signage for all other buildings must comply with Area A standards within Section 22.500 (Downtown Sign District). Additionally, freestanding, single tenant buildings may have monument signs per Section 11.400 (190 Tollway/Plano Parkway Overlay District).

Multifamily Residential Development Standards

- 1. Maximum Number of Dwelling Units: 1,200 units
- 2. Minimum Density: 35 dwelling units per acre
- 3. Multifamily development shall be exempt from the supplemental regulations of Section 15.800 (Multifamily Residence).

Single-Family Residence Attached Development Standards

- 1. Single-family residence attached units must be constructed in accordance with the Urban Mixed-Use District Single-Family Attached requirements with the following exceptions:
 - a. Front Yard Setback: 75% of the building face must be within 10 feet of the quasi-public street easement or common area lot unless restricted by easements. Where easements are present, a minimum of 75% of each façade must be built to the easement line.
 - b. Tandem garage spaces are not allowed.
 - c. Fencing is permitted in front yard setbacks, and/or in side yard setbacks adjacent to open space and/or common areas up to a maximum of 4 feet in height. Side yards may be fenced parallel to the street at the front building façade, but fencing

is not permitted perpendicular to the street between buildings. Each unit with a fence in the front yard must have an operable gate that opens to the street.

- d. Lots may only gain access from a mews street.
- 2. Mews Street Development Standards: Minimum two 11-foot travel lanes with three feet on each side to accommodate utilities and services. All mews streets must be platted as private streets, must be open for public use, and may not be gated or have restricted access.
- 3. Governance Association: Applications for building permits for development of any single-family residence units shall not be accepted or approved until a property owner's governance association is established. The association shall be responsible for maintaining all common property, improvements, and amenities associated with the single-family developments. It shall have power sufficient to assess and collect dues and charges as required to perform its responsibilities.

Standards Specific to Tract 1

- 1. Tract 1 shall be developed in accordance with Retail (R) zoning district area, yard, and bulk requirements.
- 2. Uses:
 - a. Regional theater use is permitted.
 - b. Car wash use is prohibited.
 - c. Independent living facility use is prohibited.
 - d. Assisted living facility, continuing care facility, and long term care facility are allowed with approval of a specific use permit.

Standards Specific to Tract 2

- ~~1. Uses: Car wash use is prohibited.~~
 - ~~a. Regional theater use is permitted.~~
 - ~~b. Car wash use is prohibited.~~
- ~~2. Building Design:~~
 - ~~a. Buildings fronting to Renner Rd.~~
 - ~~i. Minimum Front Yard Setback: 30 feet~~

~~ii. Maximum Front Yard Setback: None~~

~~b. Buildings fronting to Wyngate Blvd. or Wynview Dr.:~~

~~i. Minimum Front Yard Setback: None~~

~~ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right of way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.~~

Standards Specific to Tracts 2 and 3

1. Uses:

- a. Regional theater use is permitted.
- b. Car wash use is prohibited.
- c. Independent living facility use is prohibited.
- d. Assisted living facility, continuing care facility, and long term care facility uses are allowed with approval of a specific use permit.

2. Building Design:

a. Buildings fronting to Renner Rd.

i. Minimum Front Yard Setback: 30 feet

ii. Maximum Front Yard Setback: None

b. Buildings fronting to Wynnwood Dr., Wynhurst Dr., and Vistacourt Dr.:

i. Minimum Front Yard Setback: None

ii. Buildings shall be constructed such that a minimum of 50% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 50% of each facade must be built to the easement line. The 30 foot distance may be increased to a maximum of 100 feet if parking or drive aisles are located between the building face and the street.

~~b.~~ c. Buildings fronting quasi-public streets:

- i. Front yard setbacks are measured from the street easement line.
- ii. Minimum Front Yard Setback: None
- iii. Buildings shall be constructed such that a minimum of 60% of the facade fall within 15 feet of the street easement line. If other easements are required in addition to the street easement, then 60% of the facade must be built to the additional easement line.

Standards Specific to Tract 4

- 1. Uses:
 - a. Multifamily use is permitted.
 - b. Car wash use is prohibited.
 - c. Office, retail, service, and restaurant uses may only occupy space within the first floor of multi-story residential buildings. Freestanding office, retail, service, and restaurant buildings are prohibited.
- 2. Street Pattern: Tract 4 shall be bisected by a named quasi-public street and shall comply with the streetscape requirements as stated in Design Standards 2 Streetscape above.
- 3. Building Design:
 - a. Buildings fronting to Wynwood Dr., Wynhurst Dr., Wyngate Blvd., or Wynview Dr.:
 - i. Minimum Front Yard Setback: None
 - ii. Buildings shall be constructed such that a minimum of 50% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 50% of each facade must be built to the easement line. The 30 foot distance may be increased to a maximum of 100 feet if parking or drive aisles are located between the building face and the street.
 - b. Buildings fronting quasi-public streets:
 - i. Front yard setbacks are measured from the street easement line.
 - ii. Minimum Front Yard Setback: None

- iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line. If other easements are required in addition to the street easement, then 60% of the facade must be built to the additional easement line.

Standards Specific to Tracts 5 and 7

1. Uses:

- a. Multifamily use is permitted.
- b. Car wash use is prohibited.
- c. Retail, service, and restaurant uses are prohibited.

2. Building Design:

- a. Buildings fronting to Wynwood Dr.:
 - i. Minimum Front Yard Setback: None
 - ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.
- b. Building fronting quasi-public streets:
 - i. Front yard setbacks are measured from the street easement line.
 - ii. Minimum Front Yard Setback: None
 - iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line. If other easements are required in addition to the street easement, then 60% of the facade must be built to the additional easement line.

Standards Specific to Tract 6

1. Uses:

- a. Single-family residence attached is an additional allowed use subject to the following:

- i. A usable open space plan must be submitted as part of any preliminary site plan or site plan application. Usable open space must conform to the requirements in Section 13.800 (Usable Open Space) and with the following:

- 1) A primary usable open space of 4,900 square feet or larger must be provided. This open space area must be a minimum of 100 feet wide by 70 feet long.
- 2) A secondary usable open space of 4,000 square feet or larger shall be provided. The open space must be a minimum of 80 feet wide by 50 feet long.

- b. Car wash use is prohibited.

2. Building Design for Nonresidential and Retirement Housing Uses:

- a. Buildings fronting to Wyngate Blvd. or Wynview Dr.:

- i. Minimum Front Yard Setback: None
- ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.

- b. Buildings fronting quasi-public streets:

- i. Front yard setbacks are measured from the street easement line.
- ii. Minimum Front Yard Setback: None
- iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line. If other easements are required in addition to the street easement, then 60% of the facade must be built to the additional easement line with the following exception:
 - 1) Along the east/west quasi-public street, no more than two buildings may utilize enhanced pedestrian-oriented improvements to meet the building placement requirements. These improvements must alternate every 20 feet and must include a minimum of three improvements including, but not limited to, irrigated evergreen landscape screens which grow to a minimum height of 8 feet within 2 years, artwork, perforated screens, and other artistic enhancements as approved by the Director of Planning intended to improve the pedestrian-oriented aesthetic.

- 2) Along the east/west quasi-public street, no more than two buildings may utilize detached garages to meet the building setback requirements. Exterior walls of garages facing quasi-public streets must include a minimum of three improvements including, but not limited to, irrigated evergreen landscape screens which grow to a minimum height of 8 feet within 2 years, artwork, perforated screens, and other artistic enhancements as approved by the Director of Planning intended to improve the pedestrian-oriented aesthetic.

Standards Specific to Tract 7

1. Uses:

- a. Multifamily residence use is permitted.

2. Single-family residence attached is an additional allowed use subject to the following:

- a. Minimum of 10% usable open space must be provided with the construction of a single-family residence attached development. A usable open space plan must be submitted as part of any preliminary site plan or site plan application. The usable open space plan must be in conformance with Section 13.800 (Usable Open Space).
 - i. A primary usable open space of 5,750 square feet or larger shall be provided. The primary usable open space area must be a minimum of 70 feet wide.
 - ii. A secondary usable open space of 3,750 square feet or larger shall be provided. The minimum area for the secondary common area must be a minimum of 60 feet wide.
 - iii. If additional open space is need to meet the minimum area of required usable open space, said area must be a minimum of 25 feet wide.
- b. An irrigated landscape screen and a tubular steel fence must be placed to fully screen the development from Turnpike Commons, Block 1, Lot 1. The irrigated landscape screen must grow to a height of at least 15 feet within 2 years of installation.

3. Car wash use is prohibited.

4. Retail, service, and restaurant uses are prohibited.

5. Building Design for Multifamily and Nonresidential Uses:

a. Buildings fronting to Wynwood Dr.:

- i. Minimum Front Yard Setback: None
- ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.
- iii. Single-family residence attached units shall be constructed such that a minimum of 60% of the facade falls within 20 feet of the right-of-way line.

b. Buildings fronting quasi-public streets:

- i. Front yard setbacks are measured from the street easement line.
- ii. Minimum Front Yard Setback: None
- iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line. If other easements are required in addition to the street easement, then 60% of the facade must be built to the additional easement line.

Standards Specific to Tracts 6, 8, 9, and 10

1. Uses: Car wash use is prohibited.

2. Building Design:

a. Buildings fronting to Renner Rd. or Shiloh Rd.:

- i. Minimum Front Yard Setback: None
- ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line. The 30 foot distance may be increased to a maximum of 85 feet if parking or drive aisles are located between the building face and the street.

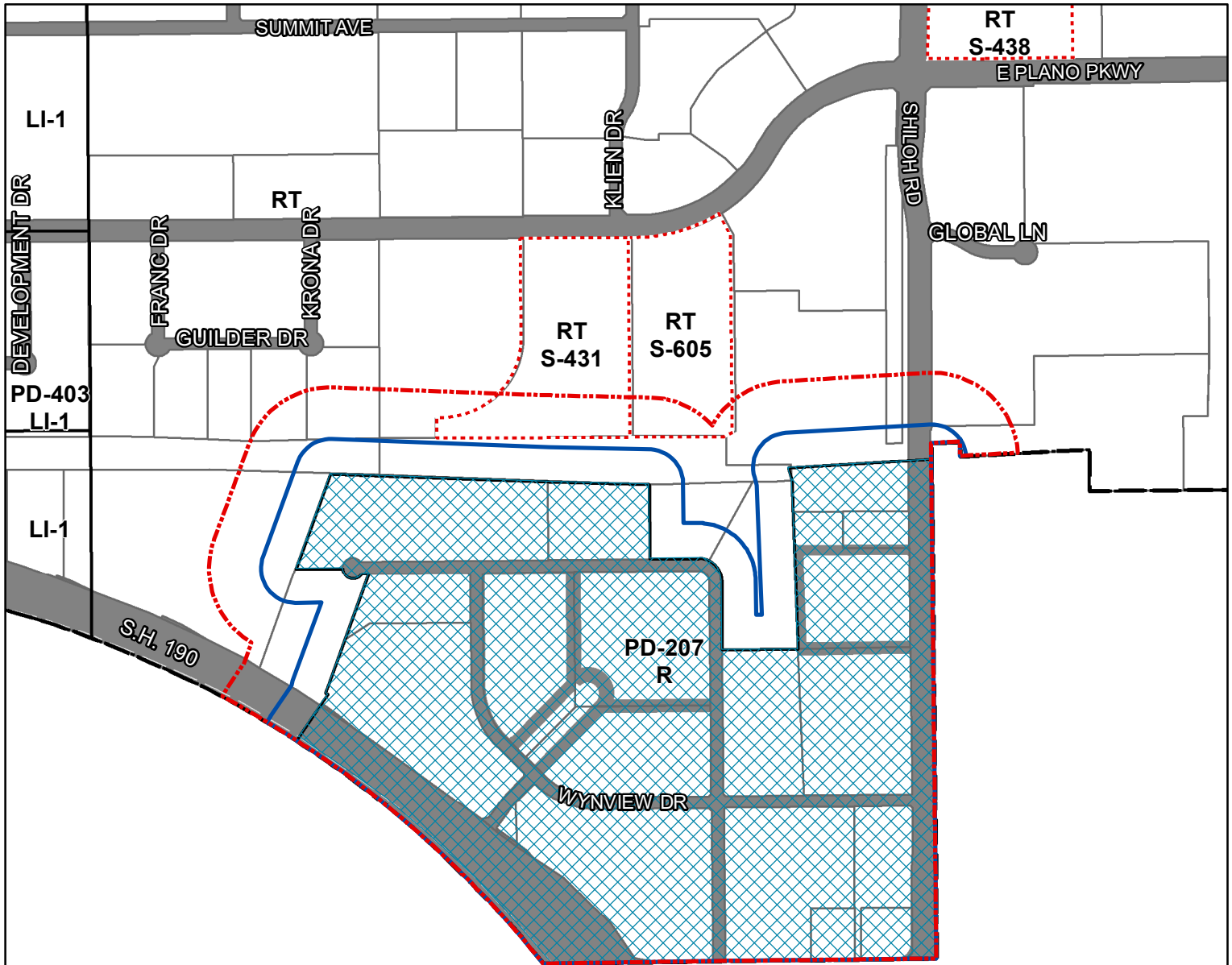
~~b. Buildings fronting to Wyngate Blvd. or Wynview Dr.:~~

- ~~i. Minimum Front Yard Setback: None~~

- ~~ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.~~

~~e.~~ b. Buildings fronting quasi-public streets:

- i. Front yard setbacks are measured from the street easement line.
- ii. Minimum Front Yard Setback: None
- iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line. If other easements are required in addition to the street easement, then 60% of the facade must be built to the additional easement line.



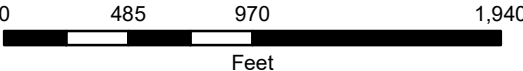
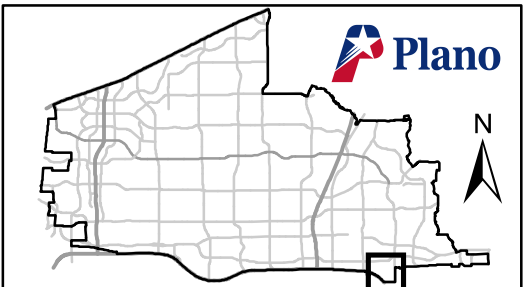
City of Richardson

Zoning Case: 2018-030

Existing Zoning: Planned Development-207-Retail (PD-207-R) and located within the 190 Tollway/Plano Parkway Overlay District

Proposed Zoning: Amend Planned Development-207-Retail (PD-207-R)

- 500' Courtesy Notification Buffer
- 200' Notification Buffer
- Subject Property
- Zoning Boundary Change/SUP
- City Limits
- Zoning Boundary
- Streets
- Specific Use Permit



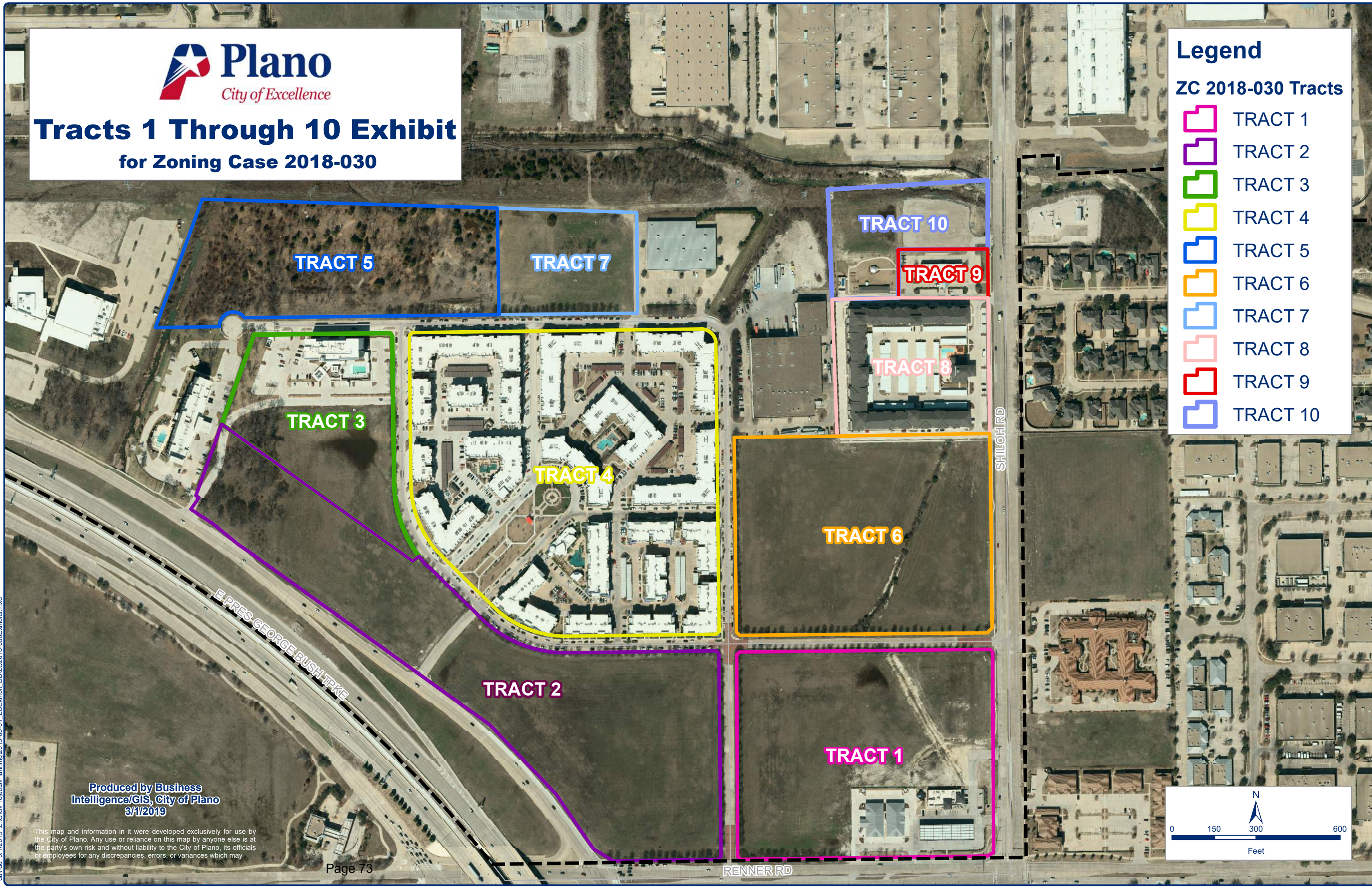


Tracts 1 Through 10 Exhibit
for Zoning Case 2018-030

Legend

ZC 2018-030 Tracts

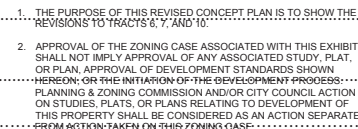
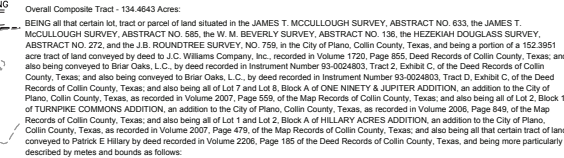
- TRACT 1
- TRACT 2
- TRACT 3
- TRACT 4
- TRACT 5
- TRACT 6
- TRACT 7
- TRACT 8
- TRACT 9
- TRACT 10



Produced by Business
Intelligence/GIS, City of Plano
3/1/2019

This map and information in it were developed exclusively for use by the City of Plano. Any use or reliance on this map by anyone else is at the party's own risk and without liability to the City of Plano, its officials or employees for any discrepancies, errors, or variances which may

davidd 3/1/2019 Z:\GIS\Projects\Planning\2019-03-01 ZCExhibit DD\ZC2018-030Exhibits.mxd



LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	14.16	S43°53'09"W	L11	14.14	S45°03'43"E
L2	14.14	N45°06'17"E	L12	14.14	N44°56'16"E
L3	16.16	N44°53'09"E	L13	14.14	S44°56'17"W
L4	50.50	N34°22'14"E	L14	14.14	N45°03'43"W
L5	12.20	N69°50'14"W	L15	102.41	N89°16'16"E
L6	34.89	S89°54'16"W	L16	14.14	N44°56'17"E
L7	104.69	S89°34'49"E	L17	80.00	S0°06'44"E
L8	16.14	S45°03'42"E	L18	14.14	S45°03'46"E
L9	14.14	N44°56'16"E			
L10	28.85	S50°44'36"W			

CURVE TABLE						
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT	ARC LENGTH
C1	5040.0'	1678.8'	N46°31'51"W	167.12'	19°05'49"	84.23'
C2	50.0'	126.5'	N72°32'57"W	95.3'	144°58'30"	158.46'
C3	50.0'	123.9'	N45°00'00"W	147.2'	141°42'14"	162.14'
C4	110.0'	172.79'	N45°03'42"W	155.56'	90°00'00"	110.00'
C5	30.0'	38.64'	S45°03'42"E	70.31'	89°00'00"	56.60'
C6	370.0'	290.60'	N22°33'42"W	283.19'	45°00'44"	153.26'
C7	151.32'	278.74'	S181°12'22"E	213.88'	73°08'27"	244.46'
C8	151.32'	58.88'	N45°00'00"W	58.51'	227°14'44"	39.82'
C9	430.16'	348.16'	N66°33'21"W	338.74'	46°22'24"	184.26'
C10	370.0'	290.60'	N67°33'44"W	283.19'	45°00'00"	153.25'

ZONING EXHIBIT
ZONING CASE #2018-030
PLANNED DEVELOPMENT-207-RETAIL

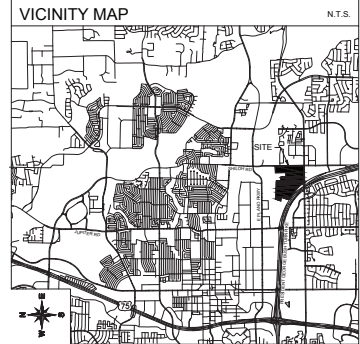
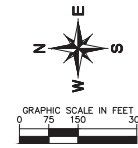
119.9137 ACRES OUT OF THE
JOHN McCOLLOUGH SURVEY, ABSTRACT NO. 585
JAMES T. McCOLLOUGH SURVEY, ABSTRACT NO. 633
CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER'S REPRESENTATIVE
DAVID HICKS COMPANY, LLC
401 WOODLAKE DRIVE
ALLEN, TX 75013
TEL: (214) 720-9977
CONTACT: DAVID HICKS

<p><u>OWNER'S REPRESENTATIVE:</u> DAVID HICKS COMPANY, LLC 401 WOODLAKE DRIVE ALLEN, TX 75013 TEL: (214) 720-9977 CONTACT: DAVID HICKS</p>	<p><u>ENGINEER/SURVEYOR:</u> Kimley-Horn 5750 GENESIS COURT, SUITE 200 FRISCO, TX 75034 TEL: (972) 335-3580 CONTACT: BOB MYERS, P.E.</p>
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	SHEET NO.
RJM	TJS	RJM	AS SHOWN	03/12/2019	69312662	1 OF 1

THIS DOCUMENT, TOGETHER WITH THE CONCEPT AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AS DEFINED BY THE CITY OF PLANO, TEXAS, AND SHALL BE USED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF THIS DOCUMENT WITHOUT THE WRITTEN AUTHORIZATION AND REGISTRATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



- NOTES:
- THE PURPOSE OF THIS REVISED CONCEPT PLAN IS TO MODIFY THE PREVIOUSLY APPROVED CONCEPT PLAN AND SHOW THE EXISTING FUTURE DEVELOPMENT AND STREET LAYOUTS. THE REVISED CONCEPT PLAN IS ILLUSTRATIVE IN NATURE AND NOT INTENDED TO MODIFY THE USES ALLOWED AND/OR THE P.D. STIPULATIONS OTHERWISE OUTLINED IN PD-207-R.
 - MAXIMUM BLOCK LENGTH SHALL BE 500 FEET. PUBLIC STREETS, QUASI-PUBLIC STREETS, AND/OR FIRE LANES MAY BE USED TO OBTAIN THIS REQUIRED BLOCK LENGTH.

CONCEPTUAL PROJECT DATA:

MULTI-FAMILY: 1200 U

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.16	S44°53'09"W
L2	14.14	N45°03'43"E
L3	14.14	N44°56'16"E
L4	14.14	S44°56'17"W
L5	102.41	N45°03'43"W
L6	14.14	N89°56'18"E
L7	104.69	S89°54'49"E
L8	14.14	S45°03'42"E
L9	14.14	N44°56'18"E
L10	28.95	S52°44'25"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.14	S45°03'43"E
L2	14.14	N44°56'16"E
L3	14.14	S44°56'17"W
L4	14.14	N45°03'43"W
L5	102.41	N89°56'18"E
L6	14.14	N44°56'17"E
L7	80.00	S0°06'44"E
L8	14.14	S45°03'46"E

CURVE TABLE						
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C4	110.00'	172.79'	N45°03'42"W	155.56'	90°00'00"	110.00'
C5	50.00'	78.54'	S45°03'42"E	70.71'	90°00'00"	50.00'
C6	370.00'	290.60'	N22°33'42"W	283.19'	45°00'04"	153.26'
C7	430.00'	278.74'	S18°41'22"E	273.88'	37°08'27"	144.46'
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SITE DATA SUMMARY TABLE									
	TRACT 1	TRACT 2	TRACT 3	TRACT 4	TRACT 5	TRACT 6	TRACT 7	TRACT 8	TRACT 9
ZONING	TRACT 1	TRACT 2	TRACT 3	TRACT 4	TRACT 5	TRACT 6	TRACT 7	TRACT 8	TRACT 9
LAND USE	RETAIL/OFFICE/GROCERY /MEDICAL OFFICES, CONVENIENCE STORE W/ FUEL PUMPS, RETAIL	THEATER, RESTAURANT, OFFICE, RETAIL	HOTEL, OFFICE, RETAIL	MULTIFAMILY	MULTIFAMILY	SINGLE-FAMILY ATTACHED, INDEPENDENT LIVING	SINGLE-FAMILY ATTACHED	INDEPENDENT LIVING	OFFICE
LOT AREA	16.56 AC	20.88 AC	7.39 AC	25.58 AC	10.71 AC	14.57 AC	4.19 AC	7.13 AC	1.29 AC

APPROVED
MARCH 18, 2019
CITY OF PLANO
P&Z COMMISSION

EXPIRES
MARCH 18, 2021
CITY OF PLANO

CITY PROJECT #RCP2019-002
REVISED CONCEPT PLAN
TURNPIKE COMMONS
PLANNED DEVELOPMENT-207-RETAIL
SH 190 @ RENNER RD, PLANO, TEXAS
119.9137 ACRES OUT OF THE
JOHN MCCULLOUGH SURVEY, ABSTRACT NO. 585
JAMES T. MCCULLOUGH SURVEY, ABSTRACT NO. 633
CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER'S REPRESENTATIVE		ENGINEER/SURVEYOR	
DAVID HICKS COMPANY, LLC 401 WOODLAND DRIVE ALLEN, TX 75013 TEL: 972.358.1688 CONTACT: DAVID HICKS		KIMLEY-HORN 2750 GENESEE COURT, SUITE 200 FRIEDRICH, TX 75044 TEL: 972.358.1688 CONTACT: ROB MYERS, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE
RM	TRW	RM	AS SHOWN
DATE	DATE	DATE	DATE
03/18/2019	03/18/2019	03/18/2019	03/18/2019
PROJECT NO.	SHEET NO.	PROJECT NO.	SHEET NO.
00100000	1 OF 1	00100000	1 OF 1

Lot #	Block #	Square Feet	Acreage
1	A	940	0.022
2	A	940	0.022
3	A	940	0.022
4	A	940	0.022
5	A	940	0.022
6	A	940	0.022
7	A	940	0.022
8	A	940	0.022
9	A	940	0.022
10	A	940	0.022
11	A	940	0.022
12	A	940	0.022
13	A	940	0.022
14	A	940	0.022
15	A	940	0.022

Lot #	Block #	Square Feet	Acreage
1	B	940	0.022
2	B	940	0.022
3	B	940	0.022
4	B	940	0.022
5	B	940	0.022
6	B	940	0.022
7	B	940	0.022
8	B	940	0.022
9	B	940	0.022
10	B	940	0.022
11	B	940	0.022
12	B	940	0.022
13	B	940	0.022
14	B	940	0.022
15	B	940	0.022

Lot #	Block #	Square Feet	Acreage
1	C	1,081	0.025
2	C	940	0.022
3	C	940	0.022
4	C	940	0.022
5	C	940	0.022
6	C	940	0.022
7	C	940	0.022
8	C	1,105	0.025

Lot #	Block #	Square Feet	Acreage
1	D	940	0.022
2	D	940	0.022
3	D	940	0.022
4	D	940	0.022
5	D	940	0.022
6	D	940	0.022
7	D	1,040	0.024

Lot #	Block #	Square Feet	Acreage
1	E	1,160	0.027
2	E	1,160	0.027
3	E	1,160	0.027
4	E	1,160	0.027
5	E	1,160	0.027
6	E	1,160	0.027
7	E	1,160	0.027
8	E	1,160	0.027

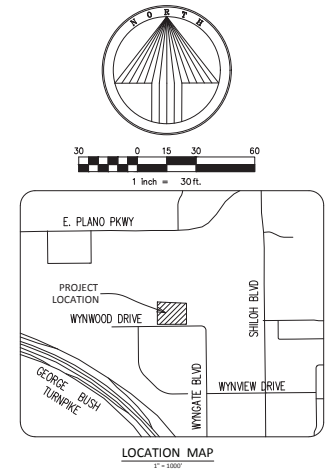
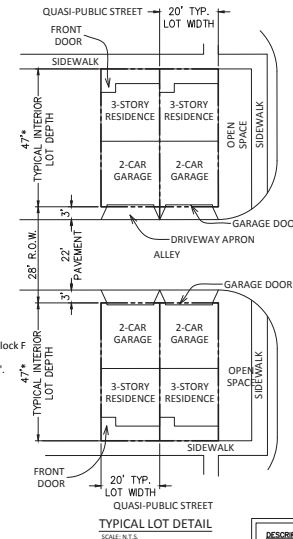
Lot #	Block #	Square Feet	Acreage
1	F	1,160	0.027
2	F	1,160	0.027
3	F	1,160	0.027
4	F	1,160	0.027
5	F	1,160	0.027
6	F	1,160	0.027
7	F	1,160	0.027
8	F	1,160	0.027

Lot #	Block #	Acreage
1	A	0.028
2	A	0.028
3	A	0.028
4	B	0.135
5	C	0.033
6	C	0.034
7	D	0.028
8	E	0.028
9	F	0.086

Lot #	Block #	Acreage
1	G	0.304
1	B	0.020
2	B	0.020
1	F	0.026

LEGEND

LIMITS OF QUASI-PUBLIC STREET EASEMENT (76,022.4 SF)
FIRELANE



Site Data Summary Table

DESCRIPTION	LIMITS	PROVIDED
Min. Lot Area	700 Sq. Ft.	1,000 Sq. Ft.
Min. Lot Width	20 Feet	20 Feet
Min. Lot Depth	35 Feet	50 Feet
Front Yard Setbacks	75% of the building face shall be within 25 feet of the street curb. If easements are present, 75% of the building face shall be built to the easement line.	75% of the building face shall be within 25 feet of the street curb. If easements are present, 75% of the building face shall be built to the easement line.
Side Yard Setbacks	None	None
Interior Lot	Same as Front Yard	Same as Front Yard
Corner Lot	None	None
Min. Rear Yard	None	None
Min. Bldg. Height	2 Story	NA
Max. Bldg. Height	3 Story	3 Story
Max. Lot Coverage	100% including accessory buildings	88%
Min. Lot Coverage	60%	NA
Max. Floor Area Ratio	None	None
Min. Floor Area Ratio	Not Applicable	Not Applicable
Min. Open Space	10% (16,339 Sq. Ft.)	12.3% (22,521 Sq. Ft.)

Density Calculation:
183,307.6 SF (Lot Area) - 121,086.8 SF (PSE, PSROW, Open Space) = 62,220.8 SF (1.43 Ac)
61 Units / 1.43 Ac = 42.7 Units per Acre

GENERAL NOTES

- No 100 year floodplain exists on the property.
- All quasi-public streets (for limits shown) and alleys are located within one lot, Block H, Lot 1 and will be planned to serve as an access, utility & drainage easement.
- Per City, areas within quasi-public street easement, between back of curb and private lots, are common area or open space and can be considered in the provided open space calculation. All areas generally labeled as open space hereon are min. 25' wide and will be shown as open space on the preliminary site plan.

SITE PLAN GENERAL NOTES

- Buildings 6,000 square feet or greater shall be 100% fire sprinkled.
- Fire lanes shall be designed and constructed per city standards.
- Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
- Four-foot wide sidewalks shall be provided 2.5 feet off of the property line within the rights-of-way, unless a sidewalk easement is provided for a meandering sidewalk or an alternative design is approved by the city. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
- Mechanical units, dumpsters, and trash compactors shall be screened in accordance with the Zoning Ordinance.
- All signage contingent upon approval by Building Inspections Department.
- Approval of the site plan is not final until all engineering plans are approved.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Building facades within this development shall be compatible, as provided in the Retail Corner Design Guidelines.
- Outdoor lighting shall comply with illumination standards within Section 6-466 of the Code of Ordinances.
- Please contact the Building Inspections Department to determine the type of construction and occupancy group.
- All electrical transmission, distribution, and service lines must be underground.
- Uses shall conform in operation, location, and construction to the following performance standards in Article 24 of the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive hazard material, toxic and noxious matter, vibration, and/or other performance standards.

APPROVED
MARCH 18, 2019
CITY OF PLANO
P&Z COMMISSION

EXPIRES
MARCH 18, 2021
CITY OF PLANO

City Project #CP2018-015
CONCEPT PLAN
TURNPIKE COMMONS
4.21 Acres
LOT 2, BLOCK 1
JOHN ROUNDTREE SURVEY~ ABSTRACT No. 759
IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS
DATE: 1-21-2019

CURRENT OWNER
Wynwood Resources
3401 Wynwood Drive
Plano, Texas 75074
Telephone (972) 212-8080
Contact: David Hicks

PREPARED BY
David Hicks Company
401 Woodlake Drive
Allen, Texas 75013
Telephone (972) 422-9977
Contact: David Hicks

ENGINEER / SURVEYOR
Spartan Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone (972) 422-0077
TBE No. F-2121
Contact: Matt Dorsett

Scale: 1" = 30' January, 2018 SRI Job No. 18-195

Zoning Case 2018-030

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Planned Development-207-Retail on 134.5 acres of land out of the James T. McCullough Survey, Abstract Nos. 585 and 633, the W. M. Beverly Survey, Abstract No. 136, the Hezekiah Douglass Survey, Abstract No. 272, and the J.B. Roundtree Survey No. 759, located at the northwest corner of Shiloh Road and Renner Road, in the City of Plano, Collin County, Texas, in order to modify development standards; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 25th day of March 2019, for the purpose of considering amending Planned Development-207-Retail on 134.5 acres of land out of the James T. McCullough Survey, Abstract Nos. 585 and 633, the W. M. Beverly Survey, Abstract No. 136, the Hezekiah Douglass Survey, Abstract No. 272, and the J.B. Roundtree Survey No. 759, located at the northwest corner of Shiloh Road and Renner Road, in the City of Plano, Collin County, Texas; and

WHEREAS, the City Secretary of the said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

WHEREAS, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 25th day of March 2019; and

WHEREAS, the City Council is of the opinion and finds that such amendment would not be detrimental to the public health, safety, or general welfare, and will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally.

IT IS, THEREFORE, ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to amend Planned Development-207-Retail on 134.5 acres of land out of the James T. McCullough Survey, Abstract Nos. 585 and 633, the W. M. Beverly Survey, Abstract No. 136, the Hezekiah Douglass Survey, Abstract No. 272, and the J.B. Roundtree Survey No. 759, located at

the northwest corner of Shiloh Road and Renner Road, in the City of Plano, Collin County, Texas, in order to modify development standards, said property being described in the legal description on Exhibit A attached hereto.

Section II. The change granted in Section I is granted subject to the following:

Restrictions:

The permitted uses and standards shall be in accordance with the Retail (R) zoning district unless otherwise specified herein.

General Standards

1. The zoning exhibit shall be adopted as part of the ordinance.
2. Maximum Lot Coverage: 50% increased to 70% if structured parking is provided
3. Maximum Floor to Area Ratio: 1.75:1
4. Maximum Height: 5 story (75 feet) for buildings with multifamily residential use; 20 story for all other buildings
5. Minimum Side Yard: None, except as required by building or fire codes
6. Minimum Rear Yard: None, except as required by building or fire codes
7. Parking Regulations
 - a. The minimum required parking shall be in accordance with Article 16.700 (Off-Street Parking Schedule) of the Comprehensive Zoning Ordinance with the following exceptions:
 - i. Multifamily - One Bedroom or Less: One space per unit
 - 2 Bedrooms: 1.5 spaces per unit
 - 3 Bedrooms or More: 2 spaces per unit
 - ii. Freestanding Restaurant: One space per 100 square feet of floor area
 - iii. Medical Office: One space per 300 square feet of floor area
 - iv. Retail: One space per 300 square feet of floor area

- v. Restaurants and Service Uses within a Multi-tenant Building: One space per 300 square feet of floor area
 - b. On-street parking may count toward required parking and shall be permitted on both sides of interior public and quasi-public streets and fire lanes, except where prohibited for vehicular, fire, or pedestrian safety. On-street parking may be parallel, angle, or 90° to the street. Where on-street parking is provided, islands shall be placed as a break to delineate travel lanes. An island break of a minimum 6 feet in width shall be placed no less than every 150 feet of continuous on-street parking.
 - c. No off-street loading spaces are required. Off-street loading for the loading and unloading of merchandise and goods must not occur in public streets or fire lanes, but may occur in parking areas or private drive aisles. Designated off-street loading spaces for nonresidential uses, if provided, may not be located adjacent to or across a street or alley from buildings containing residential uses unless the loading dock is screened by solid metal gates, masonry screening walls, overhead doors, buildings, or any combination of these.
 - d. Except for freestanding restaurants, no parking is required for outdoor patio and sidewalk dining areas or other public seating areas and open space.
8. Patio homes, single-family attached residences, and two-family residences are permitted with approval of a specific use permit and shall meet the requirements for residential uses within the Retail zoning district.

Design Standards

1. Street Pattern: The maximum block length shall be 500 feet. Public streets, quasi-public streets, and/or fire lanes may be used to obtain this required block length.
2. Streetscape
 - a. Along Wynnwood Dr., Wynhurst Dr., Wyngate Blvd., Wynview Dr., and required named quasi-public streets, sidewalks with a minimum width of 6 feet shall be placed no more than 6 feet from back of curb. Street trees shall be provided at a rate of one tree per 50 linear feet of street.
 - b. Outdoor patio and sidewalk dining, as well as other public seating areas, are permitted within public rights-of-way provided accessible pathways are maintained.
3. Quasi-public Streets Definition: Quasi-public streets are privately owned and maintained drives open to public access. A quasi-public street easement shall be

dedicated for all quasi-public streets, and a fire lane shall be located within all quasi-public street easements. On-street parking and sidewalks provided along quasi-public streets shall be located within the quasi-public street easement, if provided. Lots may derive required street frontage from quasi-public streets and may be platted to the center line of quasi-public streets.

4. Building Design

- a. Nonresidential except for parking garages, shall have a minimum of 40% of the ground floor comprised of window area. Buildings fronting S.H. 190 frontage road, Renner Rd., and Shiloh Rd. are exempt from this requirement. For the purposes of this standard, ground floor is defined as that portion of a building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.
- b. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to 5 feet into the public right-of-way and quasi-public street easements provided accessible pathways are maintained.

5. Landscaping and Open Space

- a. Except as stated in 5.b below, landscaping shall be provided per Article 17 (Landscaping and Tree Preservation) and Section 11.400 (190 Tollway/Plano Parkway Overlay District) except as follows:
 - i. No landscape edge is required along Wynnwood Dr., Wynhurst Dr., Wyngate Blvd., Wynview Dr., and required named quasi-public streets, except for lots located within Tract 1.
 - ii. Landscape edge width may be reduced to 10 feet along Shiloh Rd. north of Wynview Dr.
- b. A minimum 5-foot landscape edge shall be provided between all surface parking lots and public and quasi-public streets. Street trees shall be provided at a rate of one tree per 50 linear feet of street except for lots located within Tract 1. Street trees shall be provided at a rate of one tree per 50 linear feet of street.
- c. A minimum of 2 acres of open space shall be provided and shall be open to the public at all times. Open space shall have a minimum dimension of 80 feet.

6. Screening

- a. The rear and service sides of nonresidential buildings oriented toward residential use or open space shall be screened as provided in Article 20 (Screening, Fence, and Wall Regulations).
- b. Refuse and recycling containers shall not be located within 30 feet of a public or quasi-public street, unless internal to the building, and shall be screened from view from streets and open space in accordance with Article 20 (Screening, Fence, and Wall Regulations).

7. Fencing: For multifamily residence and independent living facility uses only, fencing is allowed in the front yard setback up to 40 inches in height. Fencing must be a minimum of 50% open.

8. Signage

- a. For buildings fronting S.H. 190 frontage road, Renner Rd., and Shiloh Rd., signage must comply with Article 22 (Signs) and Section 11.400 (190 Tollway/Plano Parkway Overlay District).
- b. Signage for all other buildings must comply with Area A standards within Section 22.500 (Downtown Sign District). Additionally, freestanding, single tenant buildings may have monument signs per Section 11.400 (190 Tollway/Plano Parkway Overlay District).

Multifamily Residential Development Standards

1. Maximum Number of Dwelling Units: 1,200 units
2. Minimum Density: 35 dwelling units per acre
3. Multifamily development shall be exempt from the supplemental regulations of Section 15.800 (Multifamily Residence).

Single-Family Residence Attached Development Standards

1. Single-family residence attached units must be constructed in accordance with the Urban Mixed-Use District Single-Family Attached requirements with the following exceptions:
 - a. Front Yard Setback: 75% of the building face must be within 10 feet of the quasi-public street easement or common area lot unless restricted by easements.

Where easements are present, a minimum of 75% of each façade must be built to the easement line.

- b. Tandem garage spaces are not allowed.
 - c. Fencing is permitted in front yard setbacks, and/or in side yard setbacks adjacent to open space and/or common areas up to a maximum of 4 feet in height. Side yards may be fenced parallel to the street at the front building façade, but fencing is not permitted perpendicular to the street between buildings. Each unit with a fence in the front yard must have an operable gate that opens to the street.
 - d. Lots may only gain access from a mews street.
- 2. Mews Street Development Standards: Minimum two 11-foot travel lanes with three feet on each side to accommodate utilities and services. All mews streets must be platted as private streets, must be open for public use, and may not be gated or have restricted access.
 - 3. Governance Association: Applications for building permits for development of any single-family residence units shall not be accepted or approved until a property owner's governance association is established. The association shall be responsible for maintaining all common property, improvements, and amenities associated with the single-family developments. It shall have power sufficient to assess and collect dues and charges as required to perform its responsibilities.

Standards Specific to Tract 1

- 1. Tract 1 shall be developed in accordance with Retail (R) zoning district area, yard, and bulk requirements.
- 2. Uses:
 - a. Regional theater use is permitted.

Standards Specific to Tracts 2 and 3

- 1. Uses:
 - a. Regional theater use is permitted.
 - b. Car wash use is prohibited.
 - c. Independent living facility use is prohibited.

- d. Assisted living facility, continuing care facility, and long term care facility uses are allowed with approval of a specific use permit.
2. Building Design:
- a. Buildings fronting to Renner Rd.:
 - i. Minimum Front Yard Setback: 30 feet
 - ii. Maximum Front Yard Setback: None
 - b. Buildings fronting to Wynnwood Dr., Wynhurst Dr., and Vistacourt Dr.:
 - i. Minimum Front Yard Setback: None
 - ii. Buildings shall be constructed such that a minimum of 50% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 50% of each facade must be built to the easement line. The 30-foot distance may be increased to a maximum of 100 feet if parking or drive aisles are located between the building face and the street.
 - c. Buildings fronting quasi-public streets:
 - i. Front yard setbacks are measured from the street easement line.
 - ii. Minimum Front Yard Setback: None
 - iii. Buildings shall be constructed such that a minimum of 60% of the facade fall within 15 feet of the street easement line. If other easements are required in addition to the street easement, then 60% of the facade must be built to the additional easement line.

Standards Specific to Tract 4

1. Uses:
- a. Multifamily use is permitted.
 - b. Car wash use is prohibited.
 - c. Office, retail, service, and restaurant uses may only occupy space within the first floor of multi-story residential buildings. Freestanding office, retail, service, and restaurant buildings are prohibited.

2. Street Pattern: Tract 4 shall be bisected by a named quasi-public street and shall comply with the streetscape requirements as stated in Design Standards 2 Streetscape above.
3. Building Design:
 - a. Buildings fronting to Wynwood Dr., Wynhurst Dr., Wyngate Blvd., or Wynview Dr.:
 - i. Minimum Front Yard Setback: None
 - ii. Buildings shall be constructed such that a minimum of 50% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 50% of each facade must be built to the easement line. The 30-foot distance may be increased to a maximum of 100 feet if parking or drive aisles are located between the building face and the street.
 - b. Buildings fronting quasi-public streets:
 - i. Front yard setbacks are measured from the street easement line.
 - ii. Minimum Front Yard Setback: None
 - iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line. If other easements are required in addition to the street easement, then 60% of the facade must be built to the additional easement line.

Standards Specific to Tract 5

1. Uses:
 - a. Multifamily use is permitted.
 - b. Car wash use is prohibited.
 - c. Retail, service, and restaurant uses are prohibited.
2. Building Design:
 - a. Buildings fronting to Wynwood Dr.:
 - i. Minimum Front Yard Setback: None

- ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.
- b. Building fronting quasi-public streets:
 - i. Front yard setbacks are measured from the street easement line.
 - ii. Minimum Front Yard Setback: None
 - iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line. If other easements are required in addition to the street easement, then 60% of the facade must be built to the additional easement line.

Standards Specific to Tract 6

1. Uses:

- a. Single-family residence attached is an additional allowed use subject to the following:

A usable open space plan must be submitted as part of any preliminary site plan or site plan application. Usable open space must conform to the requirements in Section 13.800 (Usable Open Space) and with the following:

- i. A primary usable open space of 4,900 square feet or larger must be provided. This open space area must be a minimum of 100 feet wide by 70 feet long.
- ii. A secondary usable open space of 4,000 square feet or larger shall be provided. The open space must be a minimum of 80 feet wide by 50 feet long.

- b. Car wash use is prohibited.

2. Building Design for Nonresidential and Retirement Housing Uses:

- a. Buildings fronting to Wyngate Blvd. or Wynview Dr.:
 - i. Minimum Front Yard Setback: None

- ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.
- b. Buildings fronting quasi-public streets:
- i. Front yard setbacks are measured from the street easement line.
 - ii. Minimum Front Yard Setback: None
 - iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line. If other easements are required in addition to the street easement, then 60% of the facade must be built to the additional easement line with the following exception:
 - 1. Along the east/west quasi-public street, no more than two buildings may utilize enhanced pedestrian-oriented improvements to meet the building placement requirements. These improvements must alternate every 20 feet and must include a minimum of three improvements including, but not limited to, irrigated evergreen landscape screens, which grow to a minimum height of 8 feet within 2 years, artwork, perforated screens, and other artistic enhancements as approved by the Director of Planning intended to improve the pedestrian-oriented aesthetic.
 - 2. Along the east/west quasi-public street, no more than two buildings may utilize detached garages to meet the building setback requirements. Exterior walls of garages facing quasi-public streets must include a minimum of three improvements including, but not limited to, irrigated evergreen landscape screens, which grow to a minimum height of 8 feet within 2 years, artwork, perforated screens, and other artistic enhancements as approved by the Director of Planning intended to improve the pedestrian-oriented aesthetic.

Standards Specific to Tract 7

- 1. Single-family residence attached is an additional allowed use subject to the following:
 - a. Minimum of 10% usable open space must be provided with the construction of a single-family residence attached development. A usable open space plan must be submitted as part of any preliminary site plan or site plan application. The usable open space plan must be in conformance with Section 13.800 (Usable Open Space).

- i. A primary usable open space of 5,750 square feet or larger shall be provided. The primary usable open space area must be a minimum of 70 feet wide.
 - ii. A secondary usable open space of 3,750 square feet or larger shall be provided. The minimum area for the secondary common area must be a minimum of 60 feet wide.
 - iii. If additional open space is need to meet the minimum area of required usable open space, said area must be a minimum of 25 feet wide.
 - b. An irrigated landscape screen and a tubular steel fence must be placed to fully screen the development from Turnpike Commons, Block 1, Lot 1. The irrigated landscape screen must grow to a height of at least 15 feet within 2 years of installation.
 - c. Maximum Density: 43 units per acre
2. Car wash use is prohibited.
 3. Retail, service, and restaurant uses are prohibited.
 4. Building Design for Multifamily and Nonresidential Uses:
 - a. Buildings fronting to Wynwood Dr.:
 - i. Minimum Front Yard Setback: None
 - ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.
 - iii. Single-family residence attached units shall be constructed such that a minimum of 60% of the facade falls within 20 feet of the right-of-way line.
 - b. Buildings fronting quasi-public streets:
 - i. Front yard setbacks are measured from the street easement line.
 - ii. Minimum Front Yard Setback: None

- iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line. If other easements are required in addition to the street easement, then 60% of the facade must be built to the additional easement line.

Standards Specific to Tracts 8, 9, and 10

- 1. Uses: Car wash use is prohibited.
- 2. Building Design:
 - a. Buildings fronting to Renner Rd. or Shiloh Rd.:
 - i. Minimum Front Yard Setback: None
 - ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line. The 30-foot distance may be increased to a maximum of 85 feet if parking or drive aisles are located between the building face and the street.
 - b. Buildings fronting quasi-public streets:
 - i. Front yard setbacks are measured from the street easement line.
 - ii. Minimum Front Yard Setback: None
 - iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line. If other easements are required in addition to the street easement, then 60% of the facade must be built to the additional easement line.

Section III. It is directed that the official zoning map of the City of Plano (which is retained in electronic record format) be changed to reflect the zoning classification established by this Ordinance.

Section IV. All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section V. The repeal of any ordinance or part of ordinances affected by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

Section VIII. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED THIS THE 25TH DAY OF MARCH 2019.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2018-030

Being all that certain lot, tract or parcel of land situated in the James T. McCullough Survey, Abstract No. 633, the James T. McCullough Survey Abstract No. 585, the W. M. Beverly Survey, Abstract No. 136, the Hezekiah Douglass Survey, Abstract No. 272, and the J.B. Roundtree Survey No. 759, in the City of Plano, Collin County, Texas, and being a portion of a 152.3951 acre tract of land conveyed by deed to J.C. Williams Company, Inc., recorded in Volume 1720, Page 855, Deed Records of Collin County, Texas; and also being conveyed to Briar Oaks, L.C., by deed recorded in Instrument Number 93-0024803, Tract 2, Exhibit C, of the Deed Records of Collin County, Texas; and also being conveyed to Briar Oaks, L.C., by deed recorded in Instrument Number 93-0024803, Tract D, Exhibit C, of the Deed Records of Collin County, Texas; and also being all of Lot 7 and Lot 8, Block A of One Ninety and Jupiter Addition, an addition to the City of Plano, Collin County, Texas, as recorded in Volume 2007, Page 559, of the Map Records of Collin County, Texas; and also being all of Lot 2, Block 1 of Turnpike Commons Addition, an addition to the City of Plano, Collin County, Texas, as recorded in Volume 2006, Page 849, of the Map Records of Collin County, Texas; and also being all of Lot 1 and Lot 2, Block A of Hillary Acres Addition, an addition to the City of Plano, Collin County, Texas, as recorded in Volume 2007, Page 479, of the Map Records of Collin County, Texas; and also being all that certain tract of land conveyed to Patrick E Hillary by deed recorded in Volume 2206, Page 185 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found for a corner clip at the intersection of Shiloh Road (105 foot right of way) with the North right of way line of Renner Road (variable width right of way) as dedicated by plat thereof recorded in Cabinet F at Slide 78 of the Plat Records of Collin County, Texas;

Thence South 44° 53' 09" West for a distance of 14.16 feet

Thence South 89° 50' 00" West along the North right of way line of Renner Road, at a distance of 894.55 feet passing a 1/2" iron rod found for a corner clip at the intersection of Renner Road with the East right-of-way line of the aforementioned Wyngate Boulevard as dedicated by plat thereof recorded in Cabinet F at Slide 78 of the Plot Records of Collin County, Texas, at a distance of 455.93 feet passing a 1/2" for a corner clip at the intersection at the West right-of-way line of the said Wyngate Boulevard with said Renner Road, and continuing on with the North right of way line of said Renner Road for a total distance of 1350.48 feet to a brass monument in concrete found for the Southeast corner of a 13.5017 acre tract of land conveyed by deed to the State of Texas for State Highway No. 190 as recorded in Volume 3106 at Page 508 of the Deed Records of Collin County, Texas;

Thence South 89° 50' 00" West along the Northeasterly right of way line of State Highway No. 190 for a distance of 372.44 feet to a 1/2" to a point in the Center of State Highway No. 190 at the beginning of a non-tangent curve to the left having a delta angle of 19°05'09", a radius of 5040.00 feet, a chord bearing of North 46° 43' 51" West, at a chord distance of 1671.12 feet with said curve to the left, an arc distance of 1678.87 to a point in the center of State Highway No. 190.

Thence North 33° 43' 32" East along the Northeasterly right of way line of State Highway No. 190 for a distance of 159.83 feet to a 1/2" iron rod found for corner in the common line of aforementioned Lot 7 and Lot 4R of Block A of aforementioned One-Ninety & Jupiter Addition;

Thence North 34° 22' 14" East and departing the new Northeasterly right of way line of State Highway No. 190 as widened by Plat recorded in Volume 2007 and Page 559 of the Plat Records of Collin County, Texas and along the common line of said Lot 4R and Lot 7 for a distance of 50.50 feet to a 1/2" iron rod found for corner;

Thence North 55° 50' 14" West, and along the common line of said Lot 4R and Lot 7 for a distance of 12.20 feet to a 1/2" iron rod found for corner;

Thence North 20° 25' 58" East, and along the common line of said Lot 4R and Lot 7 for a distance of 613.49 feet to a 1/2" iron rod found for corner in the South right-of-way line of Wynwood Drive (60 foot-right-of-way);

Thence South 89° 56' 18" West along said South right-of-way line of Wynwood Drive (60 foot- right-of-way) and the common North line of said Lot 4R for a distance of 34.89 feet to the beginning of the arc of a curve to the right, said curve having a radius of 50.00 feet, a delta angle of 144° 58' 30" and a chord bearing North 72° 32' 57" West, at a distance of 95.37 feet;

Thence in a Northwesterly direction for a distance 126.51 feet along the arc of said curve to the right to a 1/2" iron rod found for corner at a common corner of said Lot 4R and said Lot 8, Block A of One Ninety and Jupiter Addition;

Thence South 89° 56' 18" West and departing said Wynwood Drive (60 foot- right-of-way) along the common line of said Lot 4R and Lot 8 for a distance of 227.33 feet to a 1/2" iron rod found for the Northwest corner of said Lot 4R, the common Southwest corner of said Lot 8, and the common Northwest corner of a 0.979 acre tract of land conveyed to Magnolia Lodging Development by deed recorded in Instrument Number 20070601000736900 of the Deed Records at Collin County, Texas;

Thence North 20° 29' 47" East and departing said North line of Lot 4R and following along the West line of Lot 8 in Block A of the One Ninety and Jupiter Addition, for a distance of 490.18 feet to a 1/2" iron rod found for corner at the Northwest corner of said Lot 8, same being in the southerly line of a tract of land described in a deed to Texas Power & Light Company. As recorded in Volume 576. Page 367, of the Deed Records of Collin County, Texas;

Thence South 87° 27' 28" East along the southerly line of said Texas Power & Light Company tract for a distance of 1056.86 feet to a 1/2" iron rod found for corner at the Northwest corner of a tract of land described in a deed to WM Reality Partners, LP, as recorded in Document No. 97-0082444, of the Deed Records of Collin County, Texas and being the common Northwest corner of Lot 2 in Block 1 of the Turnpike Commons Addition, an addition to the City of Plano, Collin County, Texas as recorded in Volume 2006, Page 849, of the Map Records of Collin County, Texas;

Thence South 87° 26' 57" East and continuing along the southerly line of said Texas Power & Light Company tract for a distance of 496.24 feet to a 1/2" iron rod found for corner at the Northeast corner of said Lot 2 and the common Northwest corner of Lot 1, Block 1, Turnpike Commons Addition, as recorded in Volume 2006, Page 849, of the Map Records of Collin County, Texas;

Thence South 00° 01' 13" East departing said southerly line of Texas Power & Light Company tract and along the common line of said Lot 1 and Lot 2, Block 1, Turnpike Commons Addition for a distance of 357.03 feet to a 1/2" iron rod found for corner at the Southeast corner of said Lot 2, Block 1, Turnpike Commons Addition, some being in the North right-of-way line of aforesaid Wynwood Drive (60 foot- right-of-way);

Thence North 89° 56' 18" East and departing said Lot 2, Block 1, Turnpike Commons Addition and following along the North right-of-way line of aforesaid Wynwood Drive (60 foot right-of-way), for a total distance of 231.60 feet to a point for corner at the beginning of the arc of a curve to the right, said curve having a radius of 110.00 feet, a delta angle of 90° 00' 00" and a chord bearing South 45° 03' 42" East at a distance of 155.56 feet;

Thence South 00° 03' 42" East and continuing along the East right-of-way line of said Wyngate Boulevard for a distance 338.93 feet to a 1/2" iron rod found for corner at the southerly Southwest corner of said Lot 1, Block 1 of said Southern Start Addition;

Thence North 89° 31' 46" East departing said East right-of-way line of Wyngate Boulevard (60 foot right-of-way) for a distance of 369.25 feet to the Southeast corner of Southern Start Addition, said corner also being the Southwest corner of a tract of land described in a deed to Tiphany Equities Partnership, as recorded in Document No. 93-0023851, of the Deed Records of Collin County, Texas, and also being the common Southwest corner of Lot 2, Block A, Hillary Acres Addition, an addition to the City of Plano, as recorded in Volume 2007, Page 479, of the Map Records of Collin County, Texas;

Thence North 01° 30' 50" West and along the common line of said Lot 1, Block 1, Southern Start Addition and said Lot 2, Block A, Hillary Acres Addition for a distance of 665.83 feet to a 1/2" iron rod found for corner at the Northwest corner of said Lot 2 and a common Southwest corner of that certain tract of land conveyed to Patrick E. Hillary by deed recorded in Volume 2206, Page 185 of the Deed Records of Collin County, Texas;

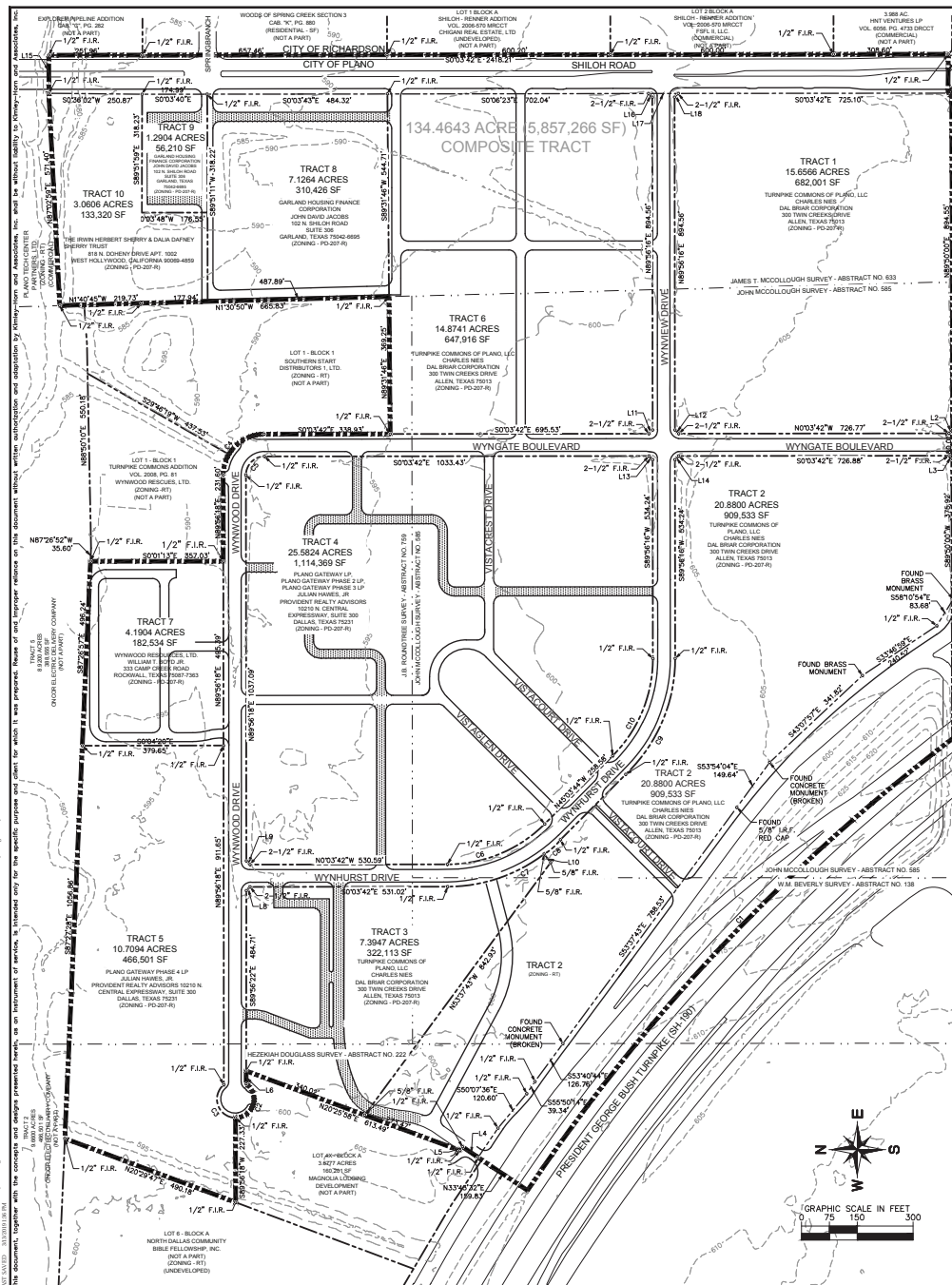
Thence North 01° 40' 45" West and departing said Lot 2, Block A, Hillary Acres Addition, passing the Northeast corner of said Lot 1, Block 1, Southern Start Addition and common corner of aforesaid Texas Power & Light Company tract, as recorded in Volume 576, Page 367, of the Deed Records of Collin County, Texas, and continuing on the a total distance of 219.73 feet to a 1/2" iron rod found for corner at the Northwest corner of said Patrick E. Hillary tract;

Thence North 87° 02' 59" East for a distance of 571.40 feet to a 1/2" iron rod found for corner at the Northeast corner of said Patrick E. Hillary tract, same being in the West right-of-way line of aforesaid Shiloh Road;

Thence North 89°56'18" East for a distance of 102.41 feet to a 1/2" iron rod found for corner, being in the East right-of-way line of Shiloh Road;

Thence South 00°03'42" East and continuing along the East right-of-way line of Shiloh Road (105 foot right-of-way) at a distance of 251.96 feet to a 1/2" iron rod found in northwest corner of Woods of Spring Creek Section 3, at a distance of 657.46 feet to a 1/2" iron rod found at the northwest corner of Shiloh-Renner Addition Lot 1 - Block A, at a distance of 600.20 feet to a 1/2" iron rod found at the northwest corner of Shiloh-Renner Addition Lot 2 - Block A, at a distance of 600.00 feet to a 1/2" iron rod found at the northwest corner of HNT Ventures LP, at a distance of 308.60 feet to a 1/2" iron rod found in the northerly end of a corner clip at the intersection of said East right-of-way line of Shiloh Road, (105 foot right-of-way) and said North right-of-way line of Wynview Drive (60 foot right-of-way) for a total distance of 2418.21 feet;

Thence North 89°34'49" West for a distance of 104.69 feet to the POINT OF BEGINNING AND CONTAINING 134.4643 acres of land, more or less.



Overall Composite Tract - 134.4643 Acres:

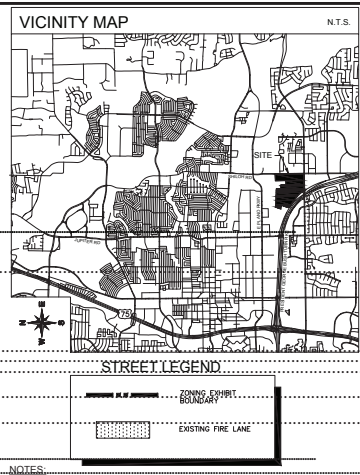
BEING all that certain tract or parcel of land situated in the JAMES T. MCCOLLOUGH SURVEY, ABSTRACT NO. 633, the JAMES T. MCCOLLOUGH SURVEY, ABSTRACT NO. 585, the W.M. BEVERLY SURVEY, ABSTRACT NO. 138, the HEZEKIAH DOUGLASS SURVEY, ABSTRACT NO. 272, and the J.B. ROUNDTREE SURVEY, NO. 789, in the City of Plano, Collin County, Texas, and being a portion of a 152.3951 acre tract of land conveyed by deed to J.C. Williams Company, Inc., recorded in Volume 1720, Page 855, Deed Records of Collin County, Texas; and also being conveyed to Blair Oaks, L.L.C., by deed recorded in Instrument Number 93-0204803, Tract 2, Exhibit C, of the Deed Records of Collin County, Texas, and also being conveyed to Blair Oaks, L.L.C., by deed recorded in Instrument Number 93-0204803, Tract 2, Exhibit C, of the Deed Records of Collin County, Texas, and also being at Lot 7 and Lot 8, Block A of ONE NINETEEN & JUPITER ADDITION, an addition to the City of Plano, Collin County, Texas, as recorded in Volume 2007, Page 479, of the Map Records of Collin County, Texas, and also being all of Lot 2, Block 1 of TURNPIKE COMMONS ADDITION, an addition to the City of Plano, Collin County, Texas, as recorded in Volume 2006, Page 849, of the Map Records of Collin County, Texas, and also being at Lot 1 and Lot 2, Block A of HILLARY ACRES ADDITION, an addition to the City of Plano, Collin County, Texas, as recorded in Volume 2006, Page 185 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

Renner Road (variable width right of way) as dedicated by plat thereof recorded in Cabinet F at Slide 78 of the Plat Records of Collin County, Texas;

corner clip at the intersection of Renner Road with the East right-of-way line of the aforementioned Wyngate Boulevard as dedicated by plat thereof recorded in Cabinet F at Slide 78 of the Plat Records of Collin County, Texas, at a distance of 455.53 feet passing a 1/2" for a corner clip at the intersection at the West right-of-way line of the said Wyngate Boulevard with said Renner Road, and continuing on with the North right of way line of said Renner Road for a total distance of 1350.48 feet to a brass monument in concrete found for the Southeast corner of a 13.5017 acre tract of land conveyed by deed to the State of Texas for State Highway No. 190 as recorded in Volume 3108 at Page 508 of the Deed Records of Collin County, Texas;

found for corner in the common line of aforementioned Lot 7 and Lot 4R of Block A of aforementioned One-Nineteen & Jupiter Addition;

Volume 2007 and Page 556 of the Plat Records of Collin County, Texas, and along the common line of said Lot 4R and Lot 7 for a distance



- NOTES:
1. THE PURPOSE OF THIS REVISED CONCEPT PLAN IS TO SHOW THE REVISIONS TO TRACTS 6, 7, AND 10.
 2. APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON; OR THE INITIATION OF THE DEVELOPMENT PROCESS; PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLANS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	14.16	S44°53'09"W	L11	14.14	S45°03'43"E
L2	14.14	N45°06'51"W	L12	14.14	N44°56'16"E
L3	14.16	N44°53'09"E	L13	14.14	S44°56'17"W
L4	50.50	N34°22'14"E	L14	14.14	N45°03'43"E
L5	12.20	N55°50'11"W	L15	102.41	N89°56'18"E
L6	34.89	S89°54'16"W	L16	102.41	N89°56'18"E
L7	104.69	S89°54'16"W	L17	80.00	S00°06'44"E
L8	14.14	S45°03'42"E	L18	14.14	N44°56'18"E
L9	14.14	N44°56'18"E	L19	14.14	N44°56'18"E
L10	28.85	S62°44'26"W			

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C1	5040.00'	1678.87'	N46°43'51"W	1671.12'	190°5'09"
C2	50.00'	126.51'	N72°32'57"W	95.37'	144°58'30"
C3	50.00'	123.25'	N70°33'29"E	94.33'	141°14'22"
C4	110.00'	172.79'	N45°03'42"E	155.56'	90°00'00"
C5	50.00'	78.84'	S45°03'42"E	70.71'	90°00'00"
C6	370.00'	290.60'	N22°33'42"W	283.19'	45°00'04"
C7	430.00'	278.74'	S08°41'22"E	273.88'	373°26'21"
C8	151.32'	58.88'	N41°09'40"W	58.51'	221°7'44"
C9	430.16'	348.16'	N66°53'21"W	338.74'	46°22'24"
C10	370.00'	290.60'	N67°33'44"W	283.19'	45°00'00"

ZONING EXHIBIT
ZONING CASE #2018-030
PLANNED DEVELOPMENT-207-RETAIL

119.8193 ACRES OUT OF THE JOHN MCCOLLOUGH SURVEY, ABSTRACT NO. 585
 JAMES T. MCCOLLOUGH SURVEY, ABSTRACT NO. 633
 CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNERS REPRESENTATIVE:
 DAVID HOKS COMPANY, LLC
 401 WOODLAND DRIVE
 ALLEN, TX 75013
 TEL: 972-358-9877
 CONTACT: DAVID HOKS

ENGINEER/SURVEYOR:
Kimley-Horn
 5750 GENESEE DRIVE, SUITE 200
 FRIEDRICH, TX 75841
 TEL: 972-358-9888
 CONTACT: ROB MYERS, P.E.

DESIGNED: [] DRAWN: [] CHECKED: [] SCALE: [] DATE: 08/12/2018
 IN PROJECT NO: [] SHEET: 1 OF 1



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 3/25/2019

Department: Zoning

Department Head: Christina Day

Agenda Coordinator: Linette Magaña

CAPTION

Public Hearing and consideration of an Ordinance as requested in Zoning Case 2018-025 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to rezone 110.5 acres of land located at the southeast corner of Legacy Drive and Headquarters Drive in the City of Plano, Collin County, Texas, from Central Business-1 to Planned Development-43-Central Business-1 in order to add uses to specific areas and modify development standards for the entire tract; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Applicant: Silos Harvesting Partners, LP (Tabled at 3/19/19 City Council meeting) **Request withdrawn**

FINANCIAL SUMMARY

Not Applicable

FISCAL YEAR: 2018-19	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
Balance	0	0	0	0

FUND(S): N/A

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Financially Strong City with Service Excellence

Plano Tomorrow Plan Pillar:

Built Environment

ATTACHMENTS:

Description	Upload Date	Type
ZC 2018-025 2nd Vice Chair Report	3/5/2019	P/Z Follow-up Memo
ZC 2018-025 Follow-Up	3/5/2019	P/Z Follow-up Memo
ZC 2018-025 Write-Up	3/5/2019	Staff Report
ZC 2018-025 Locator	3/5/2019	Map
ZC 2018-025 Exhibit (Bold)	3/5/2019	Map
ZC 2018-025 Aerial with Tracts	3/11/2019	Map
ZC 2018-025 FISD Letter	3/5/2019	Letter
ZC 2018-025 Concept Plan	3/7/2019	Map
ZC 2018-025 Ordinance with Exhibits	3/19/2019	Ordinance

RECOMMENDATION OF THE PLANNING & ZONING COMMISSION

ZONING CASE 2018-025

FEBRUARY 18, 2019

SECOND VICE CHAIRMAN'S REPORT

Agenda Item No. 1A – Public Hearing

Zoning Case 2018-025 – Request to rezone 110.5 acres located at the southeast corner of Legacy Drive and Headquarters Drive from Central Business-1 to Planned Development-Central Business-1 in order to add uses to specific areas and modify development standards for the entire tract. Zoned Central Business-1. Tabled December 17, 2018, January 7, 2019, and January 22, 2019. Project #ZC2018-025.

Applicant: SILOS HARVESTING PARTNERS, LP

Staff Recommendation: Staff recommended approval as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the Central Business-1 (CB-1) zoning district, unless otherwise specified herein:

1. Uses:

The following additional uses are permitted by right:

- i. Mid-rise residential within Tract 1; and,
- ii. Food Truck Park within Tract 2

2. General Standards:

- a. Development of the property, including but not limited to, blocks, streets, open space, bike/pedestrian access, drainage, utilities, and any related easements must comply with the zoning exhibit subject to minor adjustments upon final design and engineering of the pond amenity as agreed to by the City of Plano through the site plan approval process.
- b. Streets, Drives, and Sidewalks:
 - i. Streets, drives, and sidewalks internal to the development must be constructed in conformance with Zoning Ordinance Sections 10.700.10.A, B, and H, as

amended, of the Urban Mixed-Use zoning district standards, with the exception of divided entry drives which must meet City of Plano firelane standards and lot lines may extend to the centerline of the private streets.

- ii. Sidewalks must have a minimum unobstructed width of 7-feet and must be placed along all street frontages. Sidewalks are in addition to and placed adjacent to street tree areas.
 - iii. Except as otherwise provided, street trees along public streets must be provided at a rate of one 4-inch caliper tree per 35 feet of street frontage per side. Street trees measuring 12 inches or greater in caliper may be provided at a rate of one tree per 50 feet of street frontage per side. Adjacent to retail uses, street trees are required at the rate of one tree per 100 feet of major and minor street frontage. Trees shall be placed in planting beds or tree grates within five feet of the back of the street curb. Exact spacing and location of street trees shall be determined at the time of site plan approval.
 - iv. Lots may derive required lot frontage from internal streets that meet the requirements of the Subdivision Ordinance.
- c. Minimum setback along Headquarters Drive: 20 feet from back of street curb to building. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to 5 feet into the setback but may not encroach into the right-of-way.

3. Open Space Standards

- a. Open space must comply with the Zoning Exhibit, subject to minor adjustments upon final design and engineering of the pond amenity, blocks, streets, bike/pedestrian access, drainage, utilities, and any related easements. Minor adjustments cannot decrease the total amount of open space provided on the zoning exhibit.
- b. Open space located between the existing parking garages and the existing concrete fire lane on the east side of the existing parking garages is not required to comply with the “usable open space” standards under Section 10.700.11 of the Zoning Ordinance.
- c. Boardwalk Standards
 - i. The entire pond edge and boardwalk shall utilize the same materials, colors, and hardscape to create a consistent design aesthetic, as established by the initial phase of construction.
 - ii. The boardwalk must maintain a minimum width of 10 feet clear and unfenced in all locations and will extend fully from property line to property line along the pond edge.

4. Mid-Rise Residential Standards:
 - a. Maximum number of units: 795
 - b. Minimum density: 40 dwelling units per acre
 - c. Mid-rise residential development is exempt from the supplemental regulations of Sections 13.800 (Usable Open Space) and 15.800 (Multifamily Residence) of the Zoning Ordinance.
 - d. Structured parking located within residential buildings, except for entrances/exits into such parking structures, must not be visible from Headquarters Drive. Visible portions of the structured parking for all building elevations must be compatible with the exterior of the main building.
 - e. A minimum of 75% of mid-rise residential units must have one of the following design features: a true balcony, stoop, or patio to create outdoor living space except for ground floor units which face Headquarters Drive.
 - f. At least 50% of any exposed exterior wall of main buildings, parking structures, and accessory buildings shall consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. All exterior building materials made of glass shall have a maximum exterior visible reflectance of 20%. Other finishes and materials may be used at the sole discretion of the Planning & Zoning Commission if adopted as part of the site plan approval and if permitted by building and fire codes. Any finish and material permitted by building and fire codes and Article 23 of the Zoning Ordinance may be used on the remaining 50% of any exposed exterior wall, except that for buildings 55 feet in height and over this percentage may be increased to 50% for use of metal only. The Planning & Zoning Commission may allow, at its sole discretion, the use of cast concrete, concrete block, and tile, as described in the City of Plano Building Code on exterior walls that are not visible from public thoroughfares. These finishes must be consistent in color with the remainder of the building. These would include the walls of service courts and other facilities that are secluded from view by the specific design of a building or group of buildings.
 - g. Minimum parking requirements:
 - i. One bedroom or less: One parking space per unit
 - ii. Two bedrooms: 1.5 parking spaces per unit
 - iii. Three bedrooms or more: Two parking spaces per unit
 - h. Maximum Height: Seven stories within 200 feet of single-family lots.
5. Phasing:

- a. Prior to or concurrent with approval of a building permit for any mid-rise residential uses, a preliminary plat for a minimum of 13.9 acres of open space must be approved.
- b. Except as otherwise provided herein, all streets, drives, sidewalks, landscaping, open space, and associated improvements shown within a phase of development on the zoning exhibit must be completed and approved by the City of Plano prior to the issuance of the first certificate of occupancy for a new building within that phase of development. Within Tract 1 of the zoning exhibit, associated improvements include sidewalks, street trees, and open space constructed and installed consistent with approved open space and landscape plans.
- c. Boardwalk Phasing and Standards - A boardwalk must be constructed around the pond as shown on the Zoning Exhibit and in segments as consecutively ordered and specified herein.
 - i. Phasing of Boardwalk by Segment
 - 1. Boardwalk Segment 1: Boardwalk parallel to Legacy Drive, boardwalk along the first lot to develop, and any boardwalk necessary to connect these two sections of boardwalk.
 - 2. Boardwalk Segment 2: Boardwalk along the second lot to develop and any boardwalk necessary to connect to the existing boardwalk in Boardwalk Segment 1.
 - 3. Boardwalk Segment 3: All remaining sections of boardwalk around the pond must be constructed within twelve months of the issuance of the first certificate of occupancy for a building associated with Boardwalk Segment 2.
 - ii. No Building Permit or Certificate of Occupancy will be issued on any property within a segment until the boardwalk within the previous segment is complete.
 - iii. The boardwalk on each lot must be completed prior to the issuance of the first certificate of occupancy for that lot.
 - iv. Property owner(s) must enter into a development agreement with the City of Plano to escrow or performance bond all boardwalk improvements prior to approval of the initial plat adjacent to the pond subsequent to approval of this planned development district.

6. Governance Association

Applications for building permits for development within the district shall not be accepted or approved until a property owners' governance association is established. The association shall be

responsible for maintaining all common property, improvements, and amenities within the district. It shall have power sufficient to assess and collect dues and charges as required to perform its responsibilities. It may have additional powers to administer other programs, including but not limited to, security, promotion and marketing and entertainment. A Reciprocal Easement Agreement (REA) allowing shared parking arrangements, public access to sidewalks, and to other amenities shall also be required and incorporated in the governance documents, but the REA may be deferred until a plan for common areas and amenities is submitted.

Commission Action: After hearing from the Applicant in support of the item, Chair Muns closed the public hearing. After much discussion, upon a motion made by Commissioner Kong and seconded by Commissioner Beach, the Commission voted 4-2 to approve the item subject to the stipulations recommended by staff. Commissioner Barbera and Commissioner Thomas voted in opposition to the item. Commissioners Gibbons and Plonka were absent and did not attend the meeting.

Comments made in support of the motion included:

- The difficulty of rezoning a currently existing facility made this project an acceptable compromise that is supported by the comprehensive plan.
- The adjacent residential use makes the proposed residential use contemplated in this project acceptable.
- The proposed project would allow for a safe environment to live and work.

Comments made in opposition of the motion included:

- The location of the requested use is better suited as an employment center and not appropriate for residential use.
- The requested use incompatible with the surrounding office use.
- The requested residential component of this use is not situated in the best location within this project.

Respectfully Submitted,

Hilton Kong

Hilton Kong Second Vice Chair
City of Plano Planning & Zoning Commission

DATE: February 19, 2019
TO: Honorable Mayor & City Council
FROM: John Muns, Chair, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of February 18, 2019

AGENDA ITEM NO. 1A - PUBLIC HEARING
ZONING CASE 2018-025
APPLICANT: SILOS HARVESTING PARTNERS, LP

Request to rezone 110.5 acres located at the southeast corner of Legacy Drive and Headquarters Drive **from** Central Business-1 **to** Planned Development-Central Business-1 in order to add uses to specific areas and modify development standards for the entire tract. Zoned Central Business-1. Tabled December 17, 2018, January 7, 2019, and January 22, 2019. Project #ZC2018-025.

APPROVED: 4-2 **DENIED:** **TABLED:**

The Commissioners voting in opposition of the motion stated concerns pertaining to the Comprehensive Plan and the location of residential uses.

Speaker Card(s) Received	Support: <u>1</u>	Oppose: <u>0</u>	Neutral: <u>0</u>
Letters Received Within 200' Notice Area:	Support: <u>1</u>	Oppose: <u>25</u>	Neutral: <u>0</u>
Petition Signatures Received:	Support: <u>0</u>	Oppose: <u>0</u>	Neutral: <u>0</u>
Other Responses:	Support: <u>24</u>	Oppose: <u>0</u>	Neutral: <u>0</u>

STIPULATIONS:

Recommended for approval as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the Central Business-1 (CB-1) zoning district, unless otherwise specified herein:

1. Uses:

The following additional uses are permitted by right:

- i. Mid-rise residential within Tract 1; and,
- ii. Food Truck Park within Tract 2

2. General Standards:

- a. Development of the property, including but not limited to, blocks, streets, open space, bike/pedestrian access, drainage, utilities, and any related easements must comply with the zoning exhibit subject to minor adjustments upon final design and engineering of the pond amenity as agreed to by the City of Plano through the site plan approval process.
- b. Streets, Drives, and Sidewalks:
 - i. Streets, drives, and sidewalks internal to the development must be constructed in conformance with Zoning Ordinance Sections 10.700.10.A, B, and H, as amended, of the Urban Mixed-Use zoning district standards, with the exception of divided entry drives which must meet City of Plano firelane standards and lot lines may extend to the centerline of the private streets.
 - ii. Sidewalks must have a minimum unobstructed width of 7-feet and must be placed along all street frontages. Sidewalks are in addition to and placed adjacent to street tree areas.
 - iii. Except as otherwise provided, street trees along public streets must be provided at a rate of one 4-inch caliper tree per 35 feet of street frontage per side. Street trees measuring 12 inches or greater in caliper may be provided at a rate of one tree per 50 feet of street frontage per side. Adjacent to retail uses, street trees are required at the rate of one tree per 100 feet of major and minor street frontage. Trees shall be placed in planting beds or tree grates within five feet of the back of the street curb. Exact spacing and location of street trees shall be determined at the time of site plan approval.
 - iv. Lots may derive required lot frontage from internal streets that meet the requirements of the Subdivision Ordinance.
- c. Minimum setback along Headquarters Drive: 20 feet from back of street curb to building. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to 5 feet into the setback but may not encroach into the right-of-way.

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- b. Open space located between the existing parking garages and the existing concrete fire lane on the east side of the existing parking garages is not required

to comply with the “usable open space” standards under Section 10.700.11 of the Zoning Ordinance.

c. Boardwalk Standards

- i. The entire pond edge and boardwalk shall utilize the same materials, colors, and hardscape to create a consistent design aesthetic, as established by the initial phase of construction.
- ii. The boardwalk must maintain a minimum width of 10 feet clear and unfenced in all locations and will extend fully from property line to property line along the pond edge.

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- e. A minimum of 75% of mid-rise residential units must have one of the following design features: a true balcony, stoop, or patio to create outdoor living space except for ground floor units which face Headquarters Drive.
- f. At least 50% of any exposed exterior wall of main buildings, parking structures, and accessory buildings shall consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. All exterior building materials made of glass shall have a maximum exterior visible reflectance of 20%. Other finishes and materials may be used at the sole discretion of the Planning & Zoning Commission if adopted as part of the site plan approval and if permitted by building and fire codes. Any finish and material permitted by building and fire codes and Article 23 of the Zoning Ordinance may be used on the remaining 50% of any exposed exterior wall, except that for buildings 55 feet in height and over this percentage may be increased to 50% for use of metal only. The Planning & Zoning Commission may allow, at its sole discretion, the use of cast concrete, concrete block, and tile, as described in the City of Plano Building Code on exterior walls that are not visible from public thoroughfares. These finishes must be consistent in color with the remainder of the building. These would include the walls of service courts and other facilities that are secluded from view by the specific design of a building or group of buildings.

- g. Minimum parking requirements:
 - i. One bedroom or less: One parking space per unit
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 - iii. The boardwalk on each lot must be completed prior to the issuance of the first certificate of occupancy for that lot.

- iv. Property owner(s) must enter into a development agreement with the City of Plano to escrow or performance bond all boardwalk improvements prior to approval of the initial plat adjacent to the pond subsequent to approval of this planned development district.

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FOR CITY COUNCIL MEETING OF: March 19, 2019 (To view the agenda for this meeting, see www.plano.gov)

PUBLIC HEARING - ORDINANCE

EM/amc

xc: Samuel Ware, Silos Harvesting Partners, LP
William Dahlstrom, Jackson-Walker, LLP
Jeanna Scott, Building Inspections Manager

<https://goo.gl/maps/HSS43jXB4Hx>

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 18, 2019

Agenda Item No. 1A

Public Hearing: Zoning Case 2018-025

Applicant: Silos Harvesting Partners, LP

DESCRIPTION:

Request to rezone 110.5 acres located at the southeast corner of Legacy Drive and Headquarters Drive **from** Central Business-1 **to** Planned Development-Central Business-1 in order to add uses to specific areas and modify development standards for the entire tract. Zoned Central Business-1. Tabled December 17, 2018, January 7, 2019, and January 22, 2019. Project #ZC2018-025.

REMARKS:

The applicant is requesting to rezone the subject property to create a planned development district to allow additional uses in specific locations on the property and modify development standards for the whole site. The existing zoning is Central Business-1 (CB-1). The CB-1 district is intended for use in conjunction with the CE district to permit a highly concentrated business center similar to traditional downtown areas of major cities. A Planned Development (PD) district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and onsite conditions.

The subject property was developed as a corporate office campus for J.C. Penney. Today, the campus is partially developed with two office buildings totaling approximately 1.8 million square feet, with two parking garages, landscape amenities, and a drainage feature. Excluding existing buildings and other site improvements, approximately 38 acres of land remain undeveloped, primarily along the Headquarters Drive and Legacy Drive frontage. The campus buildings are currently occupied primarily with professional/general administrative offices and include other service uses available to the public such as restaurants, child care, pharmacy, and fitness center. Per the applicant, the building contains approximately 1.83 million square feet of leasable area, of which 1.46 million square feet (80%) are occupied.

With this request, the applicant is proposing to allow mid-rise residential and food truck park uses by right to specific areas of the planned development district. Multifamily uses

require approval of a Specific Use Permit in the CB-1 district. The applicant is also proposing to continue the pedestrian-oriented street pattern established to the east and northeast of the subject property and require open space and other standards to support the proposed development form.

A concept plan, Legacy West Addition, Block E, Lots 2R, 5R, 6R, 7R, and 8 accompanies this request as Agenda Item 1B.

Surrounding Land Use and Zoning

North	Across Headquarters Drive, properties are zoned PD-64-CB-1 and CB-1 and are developed with professional/general administrative office uses.
East	Single-family residences zoned PD-65-CB-1, park, future retail, and bank zoned CB-1. Across Communications Parkway is a mixed-use development also zoned PD-65-CB-1.
South	Across Legacy Drive, professional/general administrative offices and undeveloped properties zoned Commercial Employment (CE).
West	Across Legacy Drive, professional/general administrative offices zoned CE.

Proposed Development Stipulations

The requested zoning is PD-CB-1. There are two primary parts to this request: land use and design standards.

Land Use - The applicant is proposing to allow the following uses by right:

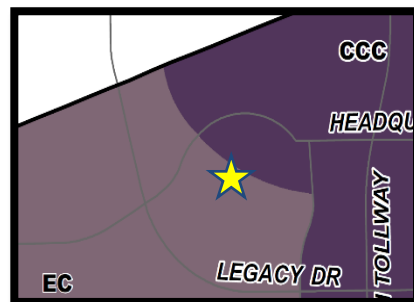
- Mid-Rise Residential (minimum five floors of multifamily residential occupancy) to the area northwest of the existing buildings and as defined by Tract 1 on the zoning exhibit, and
- Food Truck Park to the area south and west of the existing buildings and as defined by Tract 2 on the zoning exhibit.

Design Standards - The language in the proposed PD district would allow the site to be developed with street, sidewalk, open space, and other standards intended to support a higher concentration of uses and encourage livability and walkability.

Conformance to the Comprehensive Plan

Future Land Use Map - The Future Land Use Map designates the northern portion of the property as Compact Complete Center (CCC) and the remainder, and majority of the property, as Employment Center (EC).

The CCC future land use category applies to areas that may see new growth or experience significant redevelopment. Compact Complete Centers should include mid-rise buildings with office, retail, service,



entertainment, and residential uses, which are based on the concepts of mixed-use, community design, and where possible, transit-oriented design. Uses should be integrated within the development and should create self-contained neighborhoods that are navigable by walking or using bicycles. Uses should also be serviced by parking structures to reduce surface parking and encourage efficient use of land. Useable open space will be included within the centers to create active and interesting public spaces.

The EC future land use category applies to business centers. The primary uses for employment centers are commercial uses which provide corporate office campuses, medical centers, educational facilities, technology centers, and research facilities. Limited manufacturing and warehouse uses may be allowed to support the employment centers. Adequate building setbacks must be considered when development is proposed near neighborhoods. Residential development is not appropriate within these centers in order to ensure the city's ability to attract and maintain employment generating uses.

The northern portion of the subject property is designated as CCC; the remainder, and majority of the property, is designated as EC. The CCC and EC designations are distinct in regards to recommended uses and site design. The applicant's request separates the subject property into two tracts with uses and standards intended to incorporate the recommendations of the two Future Land Use Map categories.

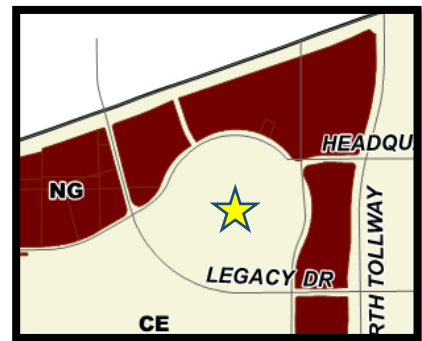
The CCC designated portion of the property includes two small undeveloped parcels available for infill development. This portion of the property is identified as Tract 1 within the zoning exhibit and is referenced in the planned development stipulations. The applicant is proposing mid-rise residential buildings served by structured parking. Additionally, the zoning exhibit identifies pedestrian pathways connecting the residential development to the office development, open space, and adjacent future city park.

The remainder, and significantly larger portion of the subject property, is designated as EC. This portion includes the majority of the undeveloped land and an existing pond amenity. This area is identified as Tract 2 within the zoning exhibit and planned development stipulations. Tract 2 includes uses in conformance with the current CB-1 zoning; although, the applicant is proposing the additional use of food truck park by right.

The planned development proposes blocks to be separated by pedestrian-oriented streets built with wide sidewalks, on-street parking, and street trees in accordance with city standards. Tract 2 focuses development around a centralized pond amenity with a proposed boardwalk improvement. As shown, commercial uses could be developed with either surface or structured parking. The connectivity, open space, and other amenities are important to create a development pattern and environment suitable to support quality of life for the residents in Tract 1 in addition to supporting a quality business environment for the density anticipated by CB-1 zoning.

Growth and Change Map - The purpose of the Growth and Change Map is to describe the level of change that is expected to occur on sites around the city and provide general direction for new development and redevelopment projects. The Growth and Change Map designates the subject property as Conserve and Enhance (CE).

CE areas are expected to retain the current form of development but will experience some minor infill and ongoing rehabilitations consistent with the present form and character.



The existing CB-1 zoning currently allows multi-story buildings with minimal building setbacks as shown on the companion concept plan. Although the requested PD would change the permitted uses, the restrictions would allow the existing suburban office campus to remain, but would change the present form and character of the property to accommodate urban development with pedestrian-oriented street standards. This level of change may be consistent with rehabilitation of the existing suburban-style office campus as is specified by the Conserve and Enhance designation, due to the existing zoning and combination of Future Land Use designations on the site.

Taking a broad view of development in the general area, the applicant's zoning request allows this property to serve as a transition between two development styles. The applicant is proposing standards that would marry the urban development form occurring to the east and northeast of the subject property with redevelopment of the existing low-rise campus development onsite, and existing low-density development to the west and south. The proposed rehabilitation is not consistent with the existing form, but, except for land use requests, is allowed by right under the current CB-1 zoning.

Land Use Policy - *Plano will support a system of organized land uses to provide greater housing and employment choices, where new and redevelopment areas respect existing neighborhoods and businesses.*

The requested PD would provide greater housing and employment choices for the area. The residential uses are organized to be contiguous with the existing single-family residences within the adjacent PD-65-CB-1. The proposed planned development requires standards that would respect the existing corporate campus by allowing the office development and some immediate open space amenities to remain, while complimenting them with new development and urban street standards throughout the remainder of the property. The request intends to blend the suburban corporate campus with new, infill commercial development along Legacy Drive and Headquarters Drive, supported by additional housing adjacent to existing residential to the east.

The proposal includes open space placed adjacent to the existing single-family neighborhood to the east, preserving the existing trees and open area. This open space area varies, but is approximately 100 feet at the narrowest. Additionally, the applicant is proposing a maximum building height within proximity to the existing single-family residences. Further, the applicant is proposing street trees and enhanced facade

materials along the Headquarters Drive street frontage, facing existing commercial properties. The request has been organized and developed with standards demonstrating respect for existing neighborhoods and businesses. This zoning request is in conformance with the Land Use Policy.

Community Design Policy - *Plano will promote and incorporate unique and functional community design components with new developments, public spaces, and streetscapes to enrich areas throughout the city, create distinctive visual character, and ensure a citywide pedestrian-friendly environment.*

The requested PD includes required open spaces and pedestrian-oriented streets throughout the subject property. The creation of a boardwalk along the pond and the existing plaza open space to the north of the existing campus could create areas of distinctive visual character within the subject property. If these areas are developed and established with a focus on creating distinctive visual character and maintaining the pedestrian-friendly environment, this zoning request would be fully in conformance with the Community Design Policy.

Undeveloped Land Action Statement UL3 - *Situate new housing growth adjacent to existing residential neighborhoods.*

The applicant is proposing housing adjacent to the existing single-family residences within PD-65-CB-1 to the east. This request is in conformance with this policy statement.

Adequacy of Public Facilities - Water and sanitary sewer services are currently in place to serve the subject property. The available sanitary sewer capacity is sufficient to handle additional commercial development in the area; however, the applicant may be responsible for making improvements to the sanitary sewer system to increase the system capacity, if the property is developed with residential uses.

School Capacity - The subject property is served by both the Plano Independent School District and the Frisco Independent School District. The residential uses have been restricted to the portion of the site served by the Frisco Independent School District, which has provided a letter regarding school capacity and staff has included as an attachment.

Public Safety Response Time - The nearest fire station is Station 13, located approximately a half-mile away. Based upon existing personnel, equipment and facilities, fire emergency response times will be sufficient to serve the site. Residential units in this area will increase EMS and fire calls for service, and may impact future staffing levels and the type of equipment assigned to area fire stations.

Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request. However, in considering the traffic impact using the average Institute of Traffic Engineers (ITE) trip generation rates, staff compared the introduction of 795 mid-rise residential units on a portion of Tract 1 versus the potential development of 250,000 square feet of office uses within the same land area. The following table shows the estimated traffic generation during a single hour during weekday peak hour (7:00-9:00 a.m. and 4:00-6:00 p.m.):

	Building Area or Unit Total	AM	PM
Possible Professional general/administrative office (Tract 1)	250,000 square feet	388	373
Proposed Mid-Rise Residential (Tract 1)	795 units	278	350

From the table above, the ITE data projects that multifamily residential development would generate 39% less peak hour morning traffic and 7% less peak hour evening traffic.

Access to and Availability of Amenities and Services - Immediately to the east of the subject property is City of Plano park land which is currently not developed. In addition to this future park, the applicant will be providing 13.9 acres of open space and other amenities to serve residents. The subject property falls into [Park Fee Area 14](#), and fees to support future parks will be collected at the time building permits are pulled. Public and private open space will be provided to serve residents within the subject property, per the proposed PD standards.

The subject property is located within the Parr Library's service area, and service to future residents would be possible with the current library resources.

ISSUES:

Residential Uses

The requested mid-rise residential use is proposed within vacant infill portions of the subject property, adjacent to the existing suburban office campus. The requested PD would allow a total of 795 mid-rise residential units to be constructed within Tract 1 on the zoning exhibit with development standards to specify density, setback, parking, and building design requirements for these uses.

As proposed, mid-rise residential would be permitted in areas which are in conformance with the Comprehensive Plan's Future Land Use Map and Undeveloped Land Action Statement UL3. The PD proposes standards which would require open space and pedestrian connections to support residential uses within Tract 1, and the applicant is proposing to locate mid-rise residential adjacent to the existing single-family neighborhood to the east, creating continuity of residential development. Additionally, the applicant is also proposing a height limitation to create predictability for current residents. The height and setback proposed will be similar to the existing and proposed mixed-use development on the east side of Communications Parkway.

For these reasons, staff is in support of the proposed mid-rise residential use.

Open Space

The zoning exhibit identifies open space areas defined as follows:

1. Open space - 13.9 acres, including a 7-acre space to the north of the existing office building and other open space areas surrounding the existing office development.
2. Pond amenity - 3.5 acres located adjacent to Legacy Drive.
3. Boardwalk - 0.8 acre encircling the pond amenity.

The proposed PD restrictions specify that open space must be constructed in accordance with the zoning exhibit, with minor adjustments as needed for engineering the pond amenity. In total, open space accounts for 18.2 acres which equates to 17.8% of the subject property, exclusive of public rights-of-way. A majority of the proposed open space areas are adjacent to Tract 1, and will be connected via wide, tree-lined sidewalks to the proposed residential uses and future public park. The pond amenity and boardwalk will be used as amenities for future nonresidential uses. Staff is in support of the proposed open space standards.

Street Standards

The applicant is proposing to utilize the Urban Mixed-Use (UMU) street standards for internal streets. The zoning exhibit and accompanying concept plan show proposed minor streets which will allow lots internal to the site to gain required access and street frontage. The UMU standards require on-street parking, wider sidewalks, and street trees throughout the undeveloped portion of the subject property. The applicant is requesting minor flexibility in these standards to keep two existing divided entrances as currently constructed. Further, the applicant is proposing wider sidewalks and street trees along public street frontages to provide continuity with the Legacy West development to the east. Staff is in support of the proposed street standards.

Phasing

The zoning exhibit shows four phases of development within the subject property. The phasing of development, with associated improvements, is summarized as follows:

Phase I: The existing office buildings, one 7-acre open space, and two 1-acre open space areas.

Phase II: A proposed hotel (Legacy West Addition, Block E, Lot 8), and future nonresidential development. Streets, sidewalks, landscaping, and pedestrian improvements must be constructed prior to the issuance of the first certificate of occupancy for any building, and prior to the approval of a building permit for any use.

Phase III: The mid-rise residential uses, existing parking garages, and open space areas. This phase will include pedestrian connections around the parking garages to create continuity of pedestrian movements around the existing campus buildings.

Phase IV: Future nonresidential development consistent with CB-1 zoning and the PD as proposed, including street improvements.

The phasing standards are related to the timing of construction of improvements, including the boardwalk, and platting of open space. No residential units may receive a building permit until 13.9 acres of open space are shown on an approved preliminary plat. Other improvements including streets, drives, sidewalks, landscaping, and open space, must be completed and approved prior to any certificate of occupancy for a new building within the phase. Additionally, the boardwalk has unique standards to ensure it has a consistent aesthetic and is contiguous to other boardwalk segments. Lastly, the property owner is required to enter into a development agreement with the city to ensure the boardwalk improvements will be constructed. Staff believes the proposed phasing standards are sufficient to require improvements which will support residential and nonresidential development.

Public and private improvements are proposed to be phased. Contractually, some improvements will be completed by the developer and others will be the responsibility of the individual builders. The phasing is intended to protect the overall value of the project as well as ensure consistency through the urban development form. Phasing requirements are included within the PD stipulations so that vertical building construction is completed simultaneously with horizontal public improvements to avoid a disjointed building form that might result in poor community design due to market or other unforeseen conditions.

Building Material Standards

Section 23.200 (Residential Structures) of Article 23 (Exterior Wall Construction Standards) of the Zoning Ordinance contains the following material standards for residential buildings:

“Exterior wall construction for residential structures and retirement housing shall consist of a minimum of 80% masonry, 3-step stucco, and/or glass, with no single wall face of any structure containing less than 50% of its exposed surface of masonry construction. A maximum of 10% of any exposed exterior wall may consist of Exterior Insulation and Finish Systems (EIFS).”

The applicant is proposing a more restrictive standard intended to create higher quality building facades which would require 50% of any exposed exterior wall of main buildings, parking structures, and accessory buildings to consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. Additionally, all exterior building materials made of glass must have a maximum exterior visible reflectance of 20%. Staff is in support of these proposed restrictions.

Other Standards

Finally, the applicant is proposing two other standards associated with the request:

1. Allowing food truck park as an additional permitted use in Tract 2. This use could be incorporated to support businesses onsite and activate public spaces such as the boardwalk area.
2. Since shared improvements are required, a governance association is necessary to ensure responsibility for long-term maintenance of common assets.

The proposed standards are sufficient to require the construction of pedestrian-oriented improvements throughout the site, and to support existing and proposed uses as the property develops in the future. Staff is in support of these standards.

SUMMARY:

This is a request to rezone the subject property **from** Central Business-1 **to** Planned Development-Central Business-1 to allow residential uses and modify development standards. The applicant is proposing to allow mid-rise residential uses within the northwest portion of the property consistent with the CCC designation of the Future Land Use Map. The proposed standards are intended to provide amenities and improvements to support residential uses and future commercial development. The standards are sufficient to support residential development, and the request is generally in conformance with the policies and recommendations of the Comprehensive Plan. Staff is in support of the request.

RECOMMENDATION:

Recommended for approval as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the Central Business-1 (CB-1) zoning district, unless otherwise specified herein:

1. Uses:

The following additional uses are permitted by right:

- i. Mid-rise residential within Tract 1; and,
- ii. Food Truck Park within Tract 2

2. General Standards:

- a. Development of the property, including but not limited to, blocks, streets, open space, bike/pedestrian access, drainage, utilities, and any related easements

must comply with the zoning exhibit subject to minor adjustments upon final design and engineering of the pond amenity as agreed to by the City of Plano through the site plan approval process.

b. Streets, Drives, and Sidewalks:

- i. Streets, drives, and sidewalks internal to the development must be constructed in conformance with Zoning Ordinance Sections 10.700.10.A, B, and H, as amended, of the Urban Mixed-Use zoning district standards, with the exception of divided entry drives which must meet City of Plano firelane standards and lot lines may extend to the centerline of the private streets.
 - ii. Sidewalks must have a minimum unobstructed width of 7-feet and must be placed along all street frontages. Sidewalks are in addition to and placed adjacent to street tree areas.
 - iii. Except as otherwise provided, street trees along public streets must be provided at a rate of one 4-inch caliper tree per 35 feet of street frontage per side. Street trees measuring 12 inches or greater in caliper may be provided at a rate of one tree per 50 feet of street frontage per side. Adjacent to retail uses, street trees are required at the rate of one tree per 100 feet of major and minor street frontage. Trees shall be placed in planting beds or tree grates within five feet of the back of the street curb. Exact spacing and location of street trees shall be determined at the time of site plan approval.
 - iv. Lots may derive required lot frontage from internal streets that meet the requirements of the Subdivision Ordinance.
- c. Minimum setback along Headquarters Drive: 20 feet from back of street curb to building. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to 5 feet into the setback but may not encroach into the right-of-way.

3. Open Space Standards

- a. Open space must comply with the Zoning Exhibit, subject to minor adjustments upon final design and engineering of the pond amenity, blocks, streets, bike/pedestrian access, drainage, utilities, and any related easements. Minor adjustments cannot decrease the total amount of open space provided on the zoning exhibit.
- b. Open space located between the existing parking garages and the existing concrete fire lane on the east side of the existing parking garages is not required to comply with the “usable open space” standards under Section 10.700.11 of the Zoning Ordinance.
- c. Boardwalk Standards

- i. The entire pond edge and boardwalk shall utilize the same materials, colors, and hardscape to create a consistent design aesthetic, as established by the initial phase of construction.
- ii. The boardwalk must maintain a minimum width of 10 feet clear and unfenced in all locations and will extend fully from property line to property line along the pond edge.

4. Mid-Rise Residential Standards:

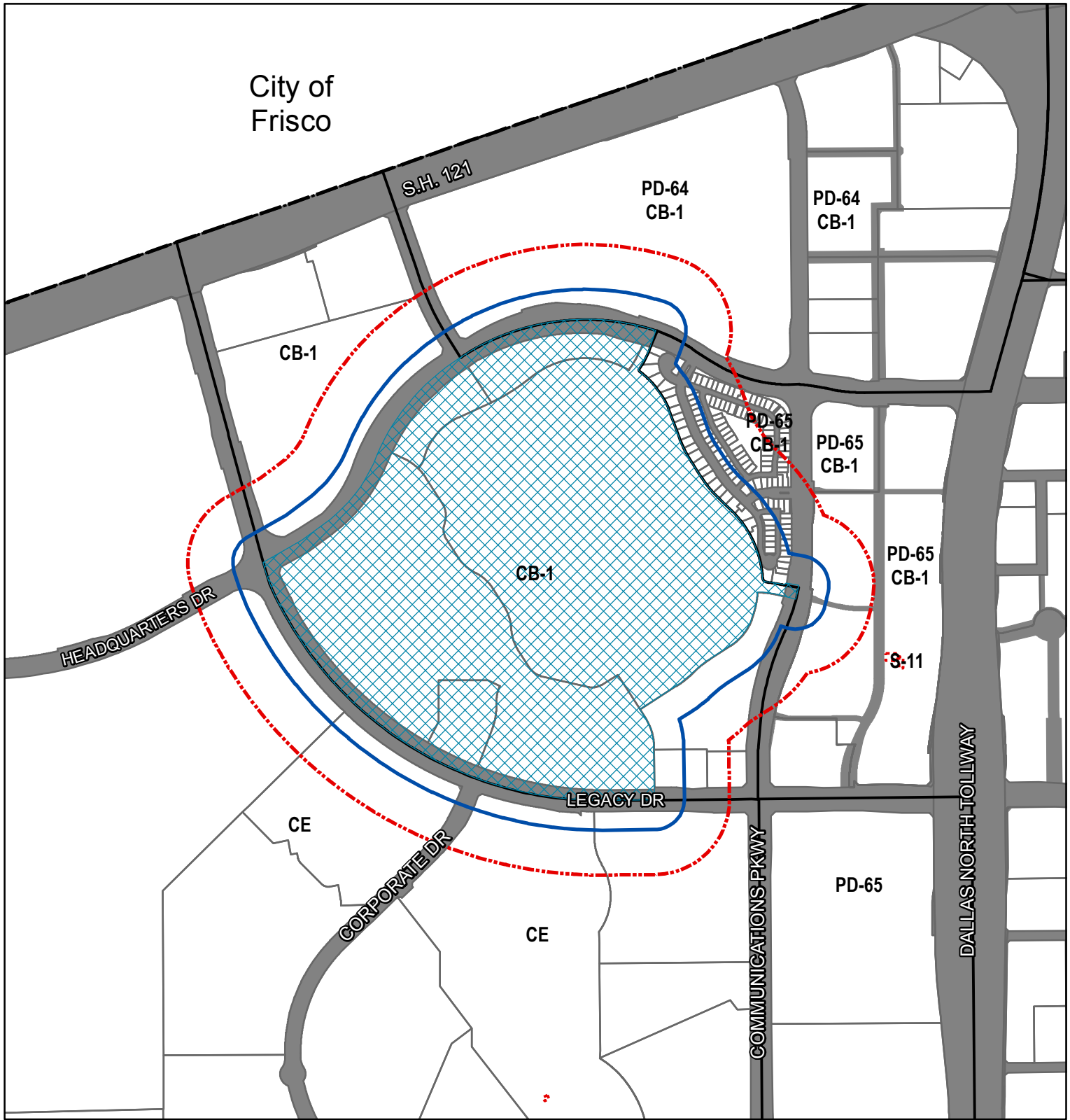
- a. Maximum number of units: 795
- b. Minimum density: 40 dwelling units per acre
- c. Mid-rise residential development is exempt from the supplemental regulations of Sections 13.800 (Usable Open Space) and 15.800 (Multifamily Residence) of the Zoning Ordinance.
- d. Structured parking located within residential buildings, except for entrances/exits into such parking structures, must not be visible from Headquarters Drive. Visible portions of the structured parking for all building elevations must be compatible with the exterior of the main building.
- e. A minimum of 75% of mid-rise residential units must have one of the following design features: a true balcony, stoop, or patio to create outdoor living space except for ground floor units which face Headquarters Drive.
- f. At least 50% of any exposed exterior wall of main buildings, parking structures, and accessory buildings shall consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. All exterior building materials made of glass shall have a maximum exterior visible reflectance of 20%. Other finishes and materials may be used at the sole discretion of the Planning & Zoning Commission if adopted as part of the site plan approval and if permitted by building and fire codes. Any finish and material permitted by building and fire codes and Article 23 of the Zoning Ordinance may be used on the remaining 50% of any exposed exterior wall, except that for buildings 55 feet in height and over this percentage may be increased to 50% for use of metal only. The Planning & Zoning Commission may allow, at its sole discretion, the use of cast concrete, concrete block, and tile, as described in the City of Plano Building Code on exterior walls that are not visible from public thoroughfares. These finishes must be consistent in color with the remainder of the building. These would include the walls of service courts and other facilities that are secluded from view by the specific design of a building or group of buildings.
- g. Minimum parking requirements:
 - i. One bedroom or less: One parking space per unit

- ii. Two bedrooms: 1.5 parking spaces per unit
 - iii. Three bedrooms or more: Two parking spaces per unit
- h. Maximum Height: Seven stories within 200 feet of single-family lots.
- 5. Phasing:
 - a. Prior to or concurrent with approval of a building permit for any mid-rise residential uses, a preliminary plat for a minimum of 13.9 acres of open space must be approved.
 - b. Except as otherwise provided herein, all streets, drives, sidewalks, landscaping, open space, and associated improvements shown within a phase of development on the zoning exhibit must be completed and approved by the City of Plano prior to the issuance of the first certificate of occupancy for a new building within that phase of development. Within Tract 1 of the zoning exhibit, associated improvements include sidewalks, street trees, and open space constructed and installed consistent with approved open space and landscape plans.
 - c. Boardwalk Phasing and Standards - A boardwalk must be constructed around the pond as shown on the Zoning Exhibit and in segments as consecutively ordered and specified herein.
 - i. Phasing of Boardwalk by Segment
 - 1. Boardwalk Segment 1: Boardwalk parallel to Legacy Drive, boardwalk along the first lot to develop, and any boardwalk necessary to connect these two sections of boardwalk.
 - 2. Boardwalk Segment 2: Boardwalk along the second lot to develop and any boardwalk necessary to connect to the existing boardwalk in Boardwalk Segment 1.
 - 3. Boardwalk Segment 3: All remaining sections of boardwalk around the pond must be constructed within twelve months of the issuance of the first certificate of occupancy for a building associated with Boardwalk Segment 2.
 - ii. No Building Permit or Certificate of Occupancy will be issued on any property within a segment until the boardwalk within the previous segment is complete.
 - iii. The boardwalk on each lot must be completed prior to the issuance of the first certificate of occupancy for that lot.
 - iv. Property owner(s) must enter into a development agreement with the City of Plano to escrow or performance bond all boardwalk improvements prior to

approval of the initial plat adjacent to the pond subsequent to approval of this planned development district.

6. Governance Association

Applications for building permits for development within the district shall not be accepted or approved until a property owners' governance association is established. The association shall be responsible for maintaining all common property, improvements, and amenities within the district. It shall have power sufficient to assess and collect dues and charges as required to perform its responsibilities. It may have additional powers to administer other programs, including but not limited to, security, promotion and marketing and entertainment. A Reciprocal Easement Agreement (REA) allowing shared parking arrangements, public access to sidewalks, and to other amenities shall also be required and incorporated in the governance documents, but the REA may be deferred until a plan for common areas and amenities is submitted.

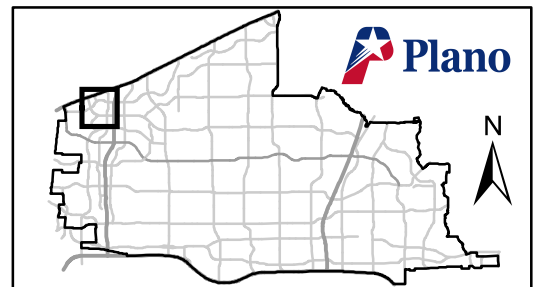


Zoning Case: 2018-025

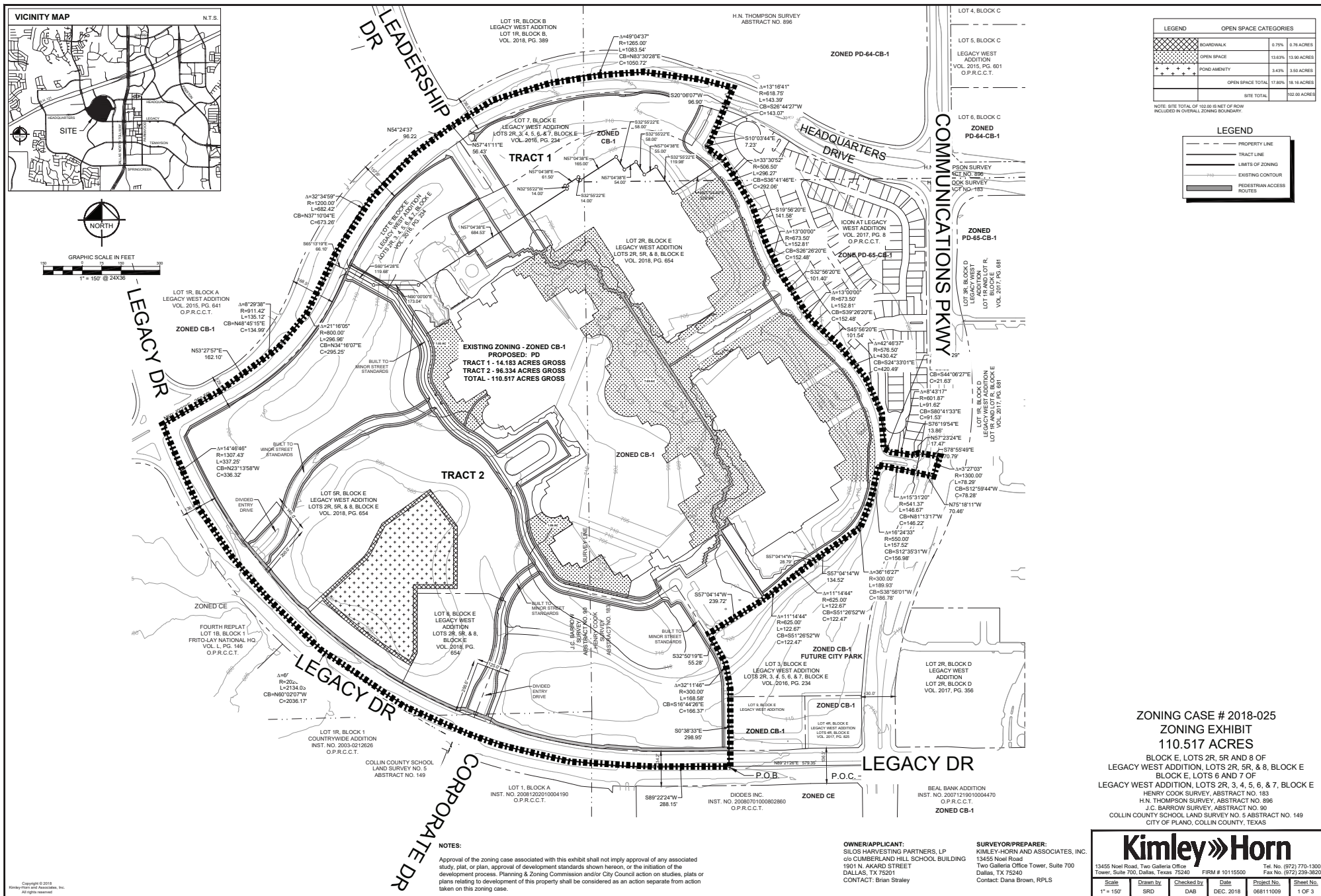
Existing Zoning: Central Business-1 (CB-1)

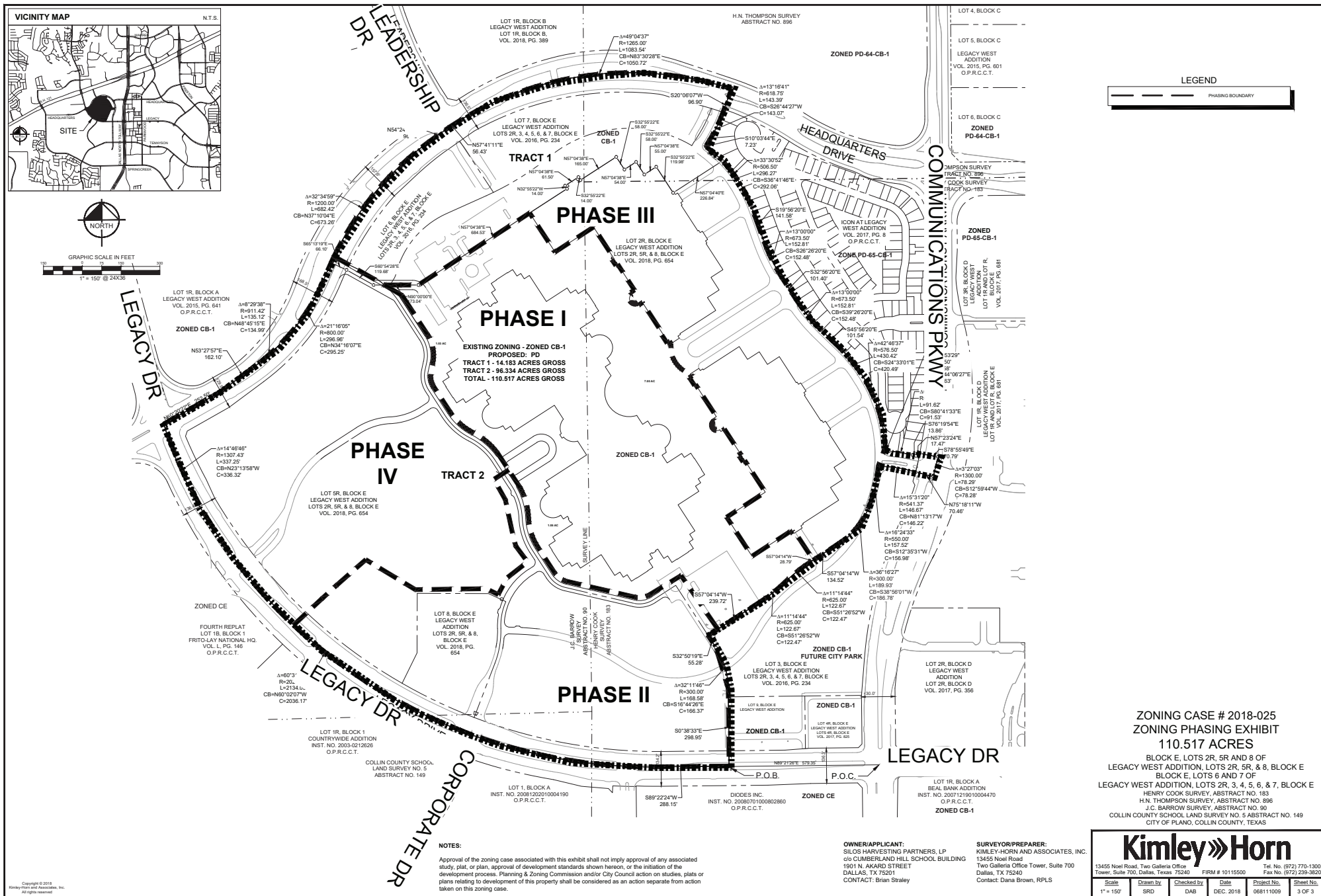
Proposed Zoning: Planned Development-Central Business-1 (PD-CB-1)

- | | | |
|-----------------------------------|----------------------------|---------------------|
| 500' Courtesy Notification Buffer | Zoning Boundary Change/SUP | Specific Use Permit |
| 200' Notification Buffer | City Limits | Streets |
| Subject Property | Zoning Boundary | |



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WORKING NAME: KCF19_0201/00071020 - JCP HOME OFFICE/DOWNGRABUS AT LEGACY WEST/PLANNED CONCEPT PLANT OF 1 ZENING RUNNING PLOTTED BY: BRADWELL, TRIVY 1/15/2019 11:06 AM LAST SAVED: 1/20/2018 7:23 AM



Zoning Case 2018-025

Tract 1 and Tract 2

Legend

ZC2018-025 Tracts

TRACT 1

TRACT 2

TRACT 1

TRACT 2

Produced by Business Intelligence/GIS, City of Plano
1/23/2019

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Erica Marohnic

From: Wassam, Lori <WassamL@friscoisd.org>
Sent: Friday, December 21, 2018 3:26 PM
To: Erica Marohnic
Cc: Warstler, Scott
Subject: RE: ZC2018-025 (Planned Development Request for Multifamily Residence, Single-family Residence Attached and Detached with modified development standards)

Good afternoon,

After looking at the proposed site, it appears that very little of the total development is within our ISD boundaries, so even if some of the residential does lie within the boundaries, the enrollment impact should be negligible. Regardless, we would obviously serve any eligible students living in the area and address school capacity concerns as necessary.

The schools zoned for our portion of this development are as follows:

Riddle Elementary School
Clark Middle School
Lebanon Trail High School

Please let us know if you need any more information or if it would be advisable for a Frisco ISD representative to attend the meeting.

Take care and happy holidays!



Lori Wassam

Internal Demographer
469.633.6032
wassaml@friscoisd.org

Frisco ISD
Administration
5515 Ohio Drive
Frisco, Texas 75035

[Click here for
information on Frisco
ISD Attendance Zones](#)

Zoning Case 2018-025

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to rezone 110.5 acres of land out of the Henry Cook Survey, Abstract No. 183, the H.N. Thompson Survey, Abstract No. 896, the J.C. Barrow Survey, Abstract No. 90, and the Collin County School Land Survey No. 5, Abstract No. 149, located at the southeast corner of Legacy Drive and Headquarters Drive in the City of Plano, Collin County, Texas, from Central Business-1 to Planned Development-43-Central Business-1 in order to add uses to specific areas and modify development standards for the entire tract; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 19th day of March 2019, for the purpose of considering rezoning 110.5 acres of land out of the Henry Cook Survey, Abstract No. 183, the H.N. Thompson Survey, Abstract No. 896, the J.C. Barrow Survey, Abstract No. 90, and the Collin County School Land Survey No. 5, Abstract No. 149, located at the southeast corner of Legacy Drive and Headquarters Drive in the City of Plano, Collin County, Texas, from Central Business-1 to Planned Development-43-Central Business-1 in order to add uses to specific areas and modify development standards for the entire tract; and

WHEREAS, the City Secretary of the said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

WHEREAS, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 25th day of March 2019; and

WHEREAS, the City Council is of the opinion and finds that such rezoning would not be detrimental to the public health, safety, or general welfare, and will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally.

IT IS, THEREFORE, ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to rezone 110.5 acres of land out of the Henry Cook Survey, Abstract No. 183, the H.N. Thompson Survey, Abstract No.

896, the J.C. Barrow Survey, Abstract No. 90, and the Collin County School Land Survey No. 5, Abstract No. 149, located at the southeast corner of Legacy Drive and Headquarters Drive in the City of Plano, Collin County, Texas, from Central Business-1 Planned Development-43-Central Business-1 in order to add uses to specific areas and modify development standards for the entire tract, said property being described in the legal description on Exhibit A attached hereto.

Section II. The change in Section I is granted subject to the following:

Restrictions:

The permitted uses and standards shall be in accordance with the Central Business-1 (CB-1) zoning district, unless otherwise specified herein:

1. Uses:

a. The following additional uses are permitted by right:

- i. Mid-rise residential within Tract 1; and,
- ii. Food Truck Park within Tract 2

2. General Standards:

a. Development of the property, including but not limited to, blocks, streets, open space, bike/pedestrian access, drainage, utilities, and any related easements must comply with the zoning exhibit subject to minor adjustments upon final design and engineering of the pond amenity as agreed to by the City of Plano through the site plan approval process.

b. Streets, Drives, and Sidewalks:

- i. Streets, drives, and sidewalks internal to the development must be constructed in conformance with Zoning Ordinance Sections 10.700.10.A, B, and H, as amended, of the Urban Mixed-Use zoning district standards, with the exception of divided entry drives which must meet City of Plano firelane standards and lot lines may extend to the centerline of the private streets.
- ii. Sidewalks must have a minimum unobstructed width of 7-feet and must be placed along all street frontages. Sidewalks are in addition to and placed adjacent to street tree areas.
- iii. Except as otherwise provided, street trees along public streets must be provided at a rate of one 4-inch caliper tree per 35 feet of street frontage per side. Street trees measuring 12 inches or greater in caliper may be provided at a rate of one tree per 50 feet of street frontage per side. Adjacent to retail uses, street trees are required at the rate of one tree per 100 feet of major and minor street

frontage. Trees shall be placed in planting beds or tree grates within five feet of the back of the street curb. Exact spacing and location of street trees shall be determined at the time of site plan approval.

iv. Lots may derive required lot frontage from internal streets that meet the requirements of the Subdivision Ordinance.

c. Minimum setback along Headquarters Drive: 20 feet from back of street curb to building. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to 5 feet into the setback but may not encroach into the right-of-way.

3. Open Space Standards

a. Open space must comply with the Zoning Exhibit, subject to minor adjustments upon final design and engineering of the pond amenity, blocks, streets, bike/pedestrian access, drainage, utilities, and any related easements. Minor adjustments cannot decrease the total amount of open space provided on the zoning exhibit.

b. Open space located between the existing parking garages and the existing concrete fire lane on the east side of the existing parking garages is not required to comply with the “usable open space” standards under Section 10.700.11 of the Zoning Ordinance.

c. Boardwalk Standards

i. The entire pond edge and boardwalk shall utilize the same materials, colors, and hardscape to create a consistent design aesthetic, as established by the initial phase of construction.

ii. The boardwalk must maintain a minimum width of 10 feet clear and unfenced in all locations and will extend fully from property line to property line along the pond edge.

4. Mid-Rise Residential Standards:

a. Maximum number of units: 795

b. Minimum density: 40 dwelling units per acre

c. Mid-rise residential development is exempt from the supplemental regulations of Sections 13.800 (Usable Open Space) and 15.800 (Multifamily Residence) of the Zoning Ordinance.

- d. Structured parking located within residential buildings, except for entrances/exits into such parking structures, must not be visible from Headquarters Drive. Visible portions of the structured parking for all building elevations must be compatible with the exterior of the main building.
 - e. A minimum of 75% of mid-rise residential units must have one of the following design features: a true balcony, stoop, or patio to create outdoor living space except for ground floor units which face Headquarters Drive.
 - f. At least 50% of any exposed exterior wall of main buildings, parking structures, and accessory buildings shall consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. All exterior building materials made of glass shall have a maximum exterior visible reflectance of 20%. Other finishes and materials may be used at the sole discretion of the Planning & Zoning Commission if adopted as part of the site plan approval and if permitted by building and fire codes. Any finish and material permitted by building and fire codes and Article 23 of the Zoning Ordinance may be used on the remaining 50% of any exposed exterior wall, except that for buildings 55 feet in height and over this percentage may be increased to 50% for use of metal only. The Planning & Zoning Commission may allow, at its sole discretion, the use of cast concrete, concrete block, and tile, as described in the City of Plano Building Code on exterior walls that are not visible from public thoroughfares. These finishes must be consistent in color with the remainder of the building. These would include the walls of service courts and other facilities that are secluded from view by the specific design of a building or group of buildings.
 - g. Minimum parking requirements:
 - i. One bedroom or less: One parking space per unit
 - ii. Two bedrooms: 1.5 parking spaces per unit
 - iii. Three bedrooms or more: Two parking spaces per unit
 - h. Maximum Height: Seven stories within 200 feet of single-family lots.
5. Phasing:
- a. Prior to or concurrent with approval of a building permit for any mid-rise residential uses, a preliminary plat for a minimum of 13.9 acres of open space must be approved.
 - b. Except as otherwise provided herein, all streets, drives, sidewalks, landscaping, open space, and associated improvements shown within a phase of development on the zoning exhibit must be completed and approved by the City of Plano prior to the issuance of the first certificate of occupancy for a new building within that

phase of development. Within Tract 1 of the zoning exhibit, associated improvements include sidewalks, street trees, and open space constructed and installed consistent with approved open space and landscape plans.

- c. Boardwalk Phasing and Standards - A boardwalk must be constructed around the pond as shown on the Zoning Exhibit and in segments as consecutively ordered and specified herein.

- i. Phasing of Boardwalk by Segment

- 1. Boardwalk Segment 1: Boardwalk parallel to Legacy Drive, boardwalk along the first lot to develop, and any boardwalk necessary to connect these two sections of boardwalk.
 - 2. Boardwalk Segment 2: Boardwalk along the second lot to develop and any boardwalk necessary to connect to the existing boardwalk in Boardwalk Segment 1.
 - 3. Boardwalk Segment 3: All remaining sections of boardwalk around the pond must be constructed within twelve months of the issuance of the first certificate of occupancy for a building associated with Boardwalk Segment 2.
- ii. No Building Permit or Certificate of Occupancy will be issued on any property within a segment until the boardwalk within the previous segment is complete.
- iii. The boardwalk on each lot must be completed prior to the issuance of the first certificate of occupancy for that lot.
- iv. Property owner(s) must enter into a development agreement with the City of Plano to escrow or performance bond all boardwalk improvements prior to approval of the initial plat adjacent to the pond subsequent to approval of this planned development district.

6. Governance Association

Applications for building permits for development within the district shall not be accepted or approved until a property owners' governance association is established. The association shall be responsible for maintaining all common property, improvements, and amenities within the district. It shall have power sufficient to assess and collect dues and charges as required to perform its responsibilities. It may have additional powers to administer other programs, including but not limited to, security, promotion and marketing and entertainment. A Reciprocal Easement Agreement (REA) allowing shared parking arrangements, public access to sidewalks, and to other amenities shall also be required and incorporated in the governance documents, but the REA may be deferred until a plan for common areas and amenities is submitted.

Section III. It is directed that the official zoning map of the City of Plano (which is retained in electronic record format) be changed to reflect the zoning classification established by this Ordinance.

Section IV. All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section V. The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

Section VIII. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED THIS THE 25TH DAY OF MARCH 2019.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2018-025

BEING a tract of land situated in the Henry Cook Survey, Abstract No. 183, the H.N. Thompson Survey, Abstract No. 896, the J.C. Barrow Survey, Abstract No. 90, and the Collin County School Land Survey No. 5, Abstract No. 149, City of Plano, Collin County, Texas and being all of Lots 2R, 5R, Block E of Legacy West Addition, Lots 2R, 5R, & 8, Block E, an addition to the City of Plano, Texas according to the plat recorded in Volume 2018, Page 654, Official Public Records of Collin County, Texas and all of Lots 6 and 7, Block E, of Legacy West Addition, Lots 2R, 3, 4, 5, 6, & 7, Block E, an addition to the City of Plano, Texas according to the plat recorded in Volume 2016, Page 234, Official Public Records of Collin County, Texas and being more particularly described as follows:

COMMENCING at the centerline intersect of Legacy Drive (a variable width right-of-way) and Communications Parkway (a variable width right-of-way);

THENCE with the centerline of Legacy Drive, South 89°22'24" West, a distance of 579.35 feet to the POINT OF BEGINNING;

THENCE continuing with the centerline of Legacy Drive, the following courses and distances to wit: South 89°22'24" West, a distance of 288.15 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 60°31'49", a radius of 2020.00 feet, a chord bearing and distance of North 60°02'07" West, 2036.17 feet; In a northwesterly direction, with said curve to the right, an arc distance of 2134.03 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 14°46'46", a radius of 1307.43 feet, a chord bearing and distance of North 23°13'58" West, 336.32 feet; In a northwesterly direction, with said curve to the right, an arc distance of 337.25 feet to the centerline intersection of said Legacy Drive and Headquarters Drive (a variable width right-of-way);

THENCE with said centerline of Headquarters Drive, the following courses and distances to wit: North 60°20'22" East, a distance of 252.50 feet to a point for corner; North 53°27'57" East, a distance of 162.10 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 8°29'38", a radius of 911.42 feet a chord bearing and distance of North 48°45'15" East, 134.99 feet; In a northeasterly direction, with said curve to the left, an arc distance of 135.12 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 21°16'05", a radius of 800.00 feet, a chord bearing and distance of North 34°16'07" East, 295.25 feet; In a northeasterly direction, with said curve to the left, an arc distance of 296.96 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 32°34'59", a radius of 1200.00 feet, a chord bearing and distance of North 37°10'04" East, 673.26 feet; In a northeasterly direction, with said curve to the right, an arc distance of 682.42 feet to a point for corner; North 54°24'37" East, a distance of 96.22 feet to a point for corner; North 57°41'11" East, a distance of 56.43 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 49°04'37", a radius of 1265.00 feet, a chord bearing and distance of North 83°30'28" East, 1050.72 feet; In a northeasterly direction, with said curve to the right, an arc distance of 1083.54 feet to a point for corner;

THENCE departing said centerline, South 20°06'07" West, a distance of 96.90 feet to a point in the southerly right-of-way line of said Headquarters Drive at the northernmost northwest corner of Block A, of Icon at Legacy West Addition, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2017, Page 8, Official Public Records of Collin County, Texas and at the beginning of a tangent curve to the right having a central angle of 13°16'41", a radius of 618.75 feet, a chord bearing and distance of South 26°44'27" West, 143.07 feet;

THENCE departing said south right-of-way line, and with the northwest line of said Block A, in a southwesterly direction, with said curve to the right, an arc distance of 143.39 feet to the westernmost corner of said Block A;

THENCE with the southwest line of said Block A, the following courses and distances to wit: South 10°03'44" East, a distance of 7.23 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 33°30'52", a radius of 506.50 feet, a chord bearing and distance of South 36°41'46" East, 292.06 feet; In a southeasterly direction, with said curve to the right, an arc distance of 296.27 feet to a point for corner; South 19°56'20" East, a distance of 141.58 feet to a point at the beginning of a tangent curve to the left having a central angle of 13°00'00", a radius of 673.50 feet, a chord bearing and distance of South 26°26'20" East, 152.48 feet; In a southeasterly direction, with said curve to the left, an arc distance of 152.81 feet to a point for corner; South 32°56'20" East, a distance of 101.40 feet to a point at the beginning of a tangent curve to the left having a central angle of 13°00'00", a radius of 673.50 feet, a chord bearing and distance of South 39°26'20" East, 152.48 feet; In a southeasterly direction, with said curve to the left, an arc distance of 152.81 feet to a point for corner; South 45°56'20" East, a distance of 101.54 feet to a point at the beginning of a tangent curve to the right having a central angle of 42°46'37", a radius of 576.50 feet, a chord bearing and distance of South 24°33'01" East, 420.49 feet; In a southeasterly direction, with said curve to the right, an arc distance of 430.42 feet to a point at the beginning of a reverse curve to the left having a central angle of 81°53'29", a radius of 16.50 feet, a chord bearing and distance of South 44°06'27" East, 21.63 feet; In a southeasterly direction, with said curve to the left, an arc distance of 23.58 feet to a point at the southernmost southwest corner of said Block A and at the beginning of a reverse curve to the right having a central angle of 8°43'17", a radius of 601.87 feet, a chord bearing and distance of South 80°41'33" East, 91.53 feet;

THENCE with the south line of said Block A, the following courses and distances to wit: In a southeasterly direction, with said curve to the right, an arc distance of 91.62 feet to a point for corner; South 76°19'54" East, a distance of 13.86 feet to a point for corner; North 57°23'24" East, a distance of 17.47 feet to a in the west right-of-way line of said Communications Parkway at the easternmost southeast corner of said Block A;

THENCE departing said west right-of-way line, South 78°55'49" East, a distance of 70.79 feet to a point in the centerline of said Communications Parkway, at the beginning of a non-tangent curve to the right having a central angle of 3°27'03", a radius of 1300.00 feet, a chord bearing and distance of South 12°59'44" West, 78.28 feet;

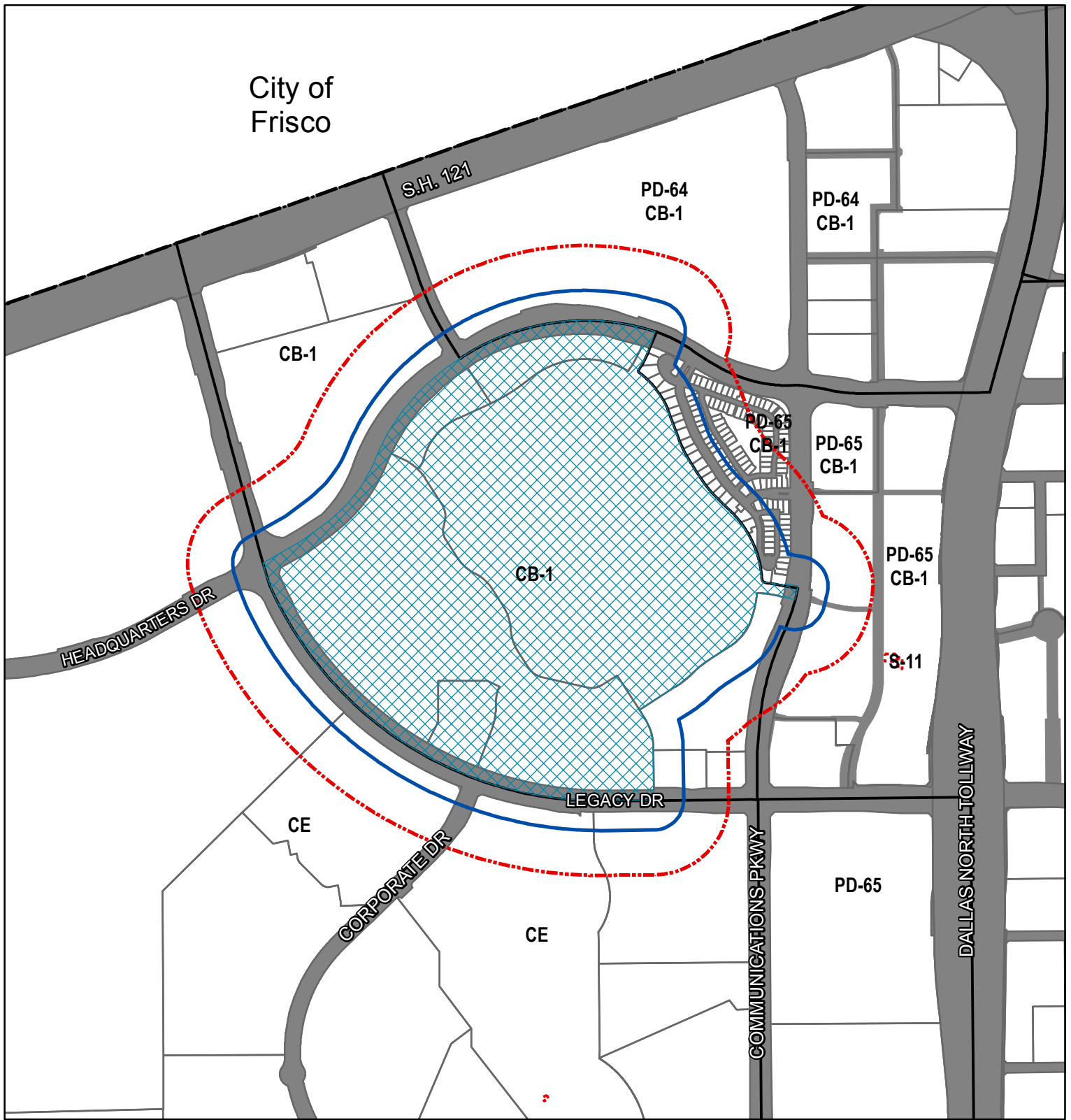
THENCE with said centerline, in a southwesterly direction, with said curve to the right, an arc distance of 78.29 feet to a point for corner;

THENCE departing said centerline, North $75^{\circ}18'11''$ West, a distance of 70.46 feet to a point in the west right-of-way line of said Communications Parkway, at the beginning of a non-tangent curve to the left having a central angle of $15^{\circ}31'20''$, a radius of 541.37 feet, a chord bearing and distance of North $81^{\circ}13'17''$ West, 146.22 feet;

THENCE departing said west right-of-way line and with the north line of said Lot 3, Block E, in a northwesterly direction, with said curve to the left, an arc distance of 146.67 feet to a point at the beginning of a non-tangent curve to the right having a central angle of $16^{\circ}24'33''$, a radius of 550.00 feet, a chord bearing and distance of South $12^{\circ}35'31''$ West, 156.98 feet;

THENCE with the northwest line of said Lot 3, Block E, the following courses and distances to wit: In a southwesterly direction, with said curve to the right, an arc distance of 157.52 feet to a point at the beginning of a compound curve to the right having a central angle of $36^{\circ}16'27''$, a radius of 300.00 feet, a chord bearing and distance of South $38^{\circ}56'01''$ West, 186.78 feet; In a southwesterly direction, with said curve to the right, an arc distance of 189.93 feet to a point for corner; South $57^{\circ}04'14''$ West, a distance of 134.52 feet to a point at the beginning of a tangent curve to the left having a central angle of $11^{\circ}14'44''$, a radius of 625.00 feet, a chord bearing and distance of South $51^{\circ}26'52''$ West, 122.47 feet; In a southwesterly direction, with said curve to the left, an arc distance of 122.67 feet to a point at the beginning of a reverse curve to the right having a central angle of $11^{\circ}14'44''$, a radius of 625.00 feet, a chord bearing and distance of South $51^{\circ}26'52''$ West, 122.47 feet; In a southwesterly direction, with said curve to the right, an arc distance of 122.67 feet to a point for corner; South $57^{\circ}04'14''$ West, a distance of 239.72 feet to the westernmost corner of said Lot 3, Block E;

THENCE with the west line of said Lot 3, Block E, the following courses and distances to wit: South $32^{\circ}50'19''$ East, a distance of 55.28 feet to a point at the beginning of a tangent curve to the right having a central angle of $32^{\circ}11'46''$, a radius of 300.00 feet, a chord bearing and distance of South $16^{\circ}44'26''$ East, 166.37 feet; In a southeasterly direction, with said curve to the right, an arc distance of 168.58 feet to a point for corner; South $0^{\circ}38'33''$ East, a distance of 298.95 feet to the POINT OF BEGINNING and containing 110.517 acres of land.

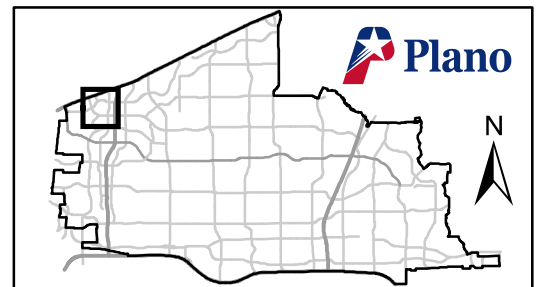


Zoning Case: 2018-025

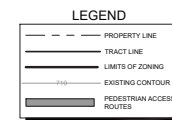
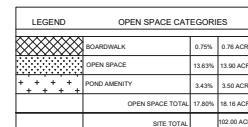
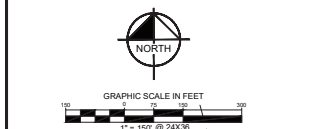
Existing Zoning: Central Business-1 (CB-1)

Proposed Zoning: Planned Development-Central Business-1 (PD-CB-1)

- | | | |
|-----------------------------------|----------------------------|---------------------|
| 500' Courtesy Notification Buffer | Zoning Boundary Change/SUP | Specific Use Permit |
| 200' Notification Buffer | City Limits | Streets |
| Subject Property | Zoning Boundary | |



0 485 970 1,940
Feet



BLOCK E, LOTS 2R, 5R AND 8 OF
LEGACY WEST ADDITION, LOTS 2R, 5R, & 8, BLOCK E
BLOCK E, LOTS 6 & 7 OF
LEGACY WEST ADDITION, LOTS 2R, 3, 4, 5, 6, & 7, BLOCK E
HENRY COOK SURVEY, ABSTRACT NO. 183
H.N. THOMPSON SURVEY, ABSTRACT NO. 896
J.C. BARROW SURVEY, ABSTRACT NO. 90
COLLIN COUNTY SCHOOL LAND SURVEY NO. 5 ABSTRACT NO. 149
CITY OF PLANO, COLLIN COUNTY, TEXAS

Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat, or plan, approval of development standards shown hereon, or the initiation of the development process. Planning & Zoning Commission and/or City Council action on studies, plats plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.

SURVEYOR/PREPARER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, TX 75240
Contact: Dana Brown, RPLS

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Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-13
Fax No. (972) 239-38

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 150'	SRD	DAB	DEC. 2018	068111009	1 OF 3

